



# TUALATIN CITY COUNCIL MEETING

Monday, April 28, 2025

TUALATIN CITY SERVICES  
10699 SW HERMAN ROAD  
TUALATIN, OR 97062

Mayor Frank Bubenik  
Council President Valerie Pratt  
Councilor Maria Reyes    Councilor Bridget Brooks  
Councilor Christen Sacco    Councilor Cyndy Hillier  
Councilor Octavio Gonzalez

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To the extent possible, the public is encouraged to watch the meeting live on local cable channel 28, or on the City's website.

For those wishing to provide comment during the meeting, there is one opportunity on the agenda: Public Comment. Written statements may be sent in advance of the meeting to Deputy City Recorder Nicole Morris up until 4:30 pm on Monday, April 28. These statements will be included in the official meeting record, but not read during the meeting.

For those who would prefer to make verbal comment, there are two ways to do so: either by speaking in person or entering the meeting using the zoom link and writing your name in chat. As always, public comment is limited to three minutes per person.

Phone: +1 669 900 6833

Meeting ID: 861 2129 3664

Password: 18880

Link: <https://us02web.zoom.us/j/86121293664?pwd=SS9XZUZyT3FnMk5rbDVKN2pWbnZ6UT09>

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## Work Session

- 1. 5:00 p.m. (30 min) – Food Cart Policy Discussion.** Food carts are currently subject to limitations and are largely prohibited from operating in the commercial zones. Staff is requesting feedback and direction on potential amendments to Tualatin's food cart regulations.
- 2. 5:30 p.m. (50 min) – City Council 2025 Priorities.** At the February 28/March 1 City Council Advance, the City Council discussed their priorities for 2025, along with outcomes and specific actions associated with each. Tonight is an opportunity to review that work and give any further direction prior to finalizing the 2025 Priorities.
- 3. 6:20 p.m. (10 min) – CORA Community Advisory Committee Appointments.** The Community Advisory Committee supporting the CORA work is proposed to have two City Councilors

who will serve as the Chair and Vice-Chair. In addition, it would be advisable to have one alternate to serve as back-up in case of absence.

4. **6:30 p.m. (30 min) – Council Meeting Agenda Review, Communications & Roundtable.** Council will review the agenda for the April 28 City Council meeting and brief the Council on issues of mutual interest.

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## **7:00 P.M. CITY COUNCIL MEETING**

### **Call to Order**

### **Pledge of Allegiance**

### **Announcements**

1. Proclamation Declaring April 30, 2025 as Vietnamese-American Remembrance Day in the City of Tualatin
2. Proclamation Declaring the Week of May 4-10, 2025 as Public Service Recognition Week in the City of Tualatin
3. Proclamation Declaring the Week of May 11–17, 2025 as National Police Week in the City of Tualatin
4. Proclamation Declaring May 11-17, 2025 as National Prevention Week in the City of Tualatin
5. Gathering Market at Winona Grange Announcement
6. New Employee Introduction- Community Development Director Aquilla Hurd-Ravich

### **Public Comment**

*This section of the agenda allows anyone to address the Council regarding any issue not on the agenda, or to request to have an item removed from the consent agenda. The duration for each individual speaking is limited to 3 minutes. Matters requiring further investigation or detailed answers will be referred to City staff for follow-up and report at a future meeting.*

### **Consent Agenda**

*The Consent Agenda will be enacted with one vote. The Mayor will ask Councilors if there is anyone who wishes to remove any item from the Consent Agenda for discussion and consideration. If you wish to request an item to be removed from the consent agenda you should do so during the Citizen Comment section of the agenda.*

1. Consideration of Approval of the Work Session and Regular Meeting Minutes of April 14, 2025
2. Consideration of Approval of a New Liquor License Application for Tualatin Luxor Nails and Spa

- [3.](#) Consideration of Approval of a New Liquor License Application for Oregon Wine Services and Storage
- [4.](#) Consideration of Approval of Late Liquor License Renewal for 2025
- [5.](#) Consideration of **Resolution No. 5874-25** Authorizing the City Manager to Execute a Grant Agreement for a Metro Area Communications Commission Grant; and Appropriating Special Purpose Revenues in the City's General Fund During the FY 2024-25 Budget
- [6.](#) Consideration of **Resolution No. 5875-25** Authorizing the City Manager to Execute an Agreement with Washington County for Installation of Photo Enforcement Equipment Along Washington County Roads
- [7.](#) Consideration of **Resolution No. 5876-25** Authorizing the City Manager to Execute a Professional Services Agreement with Otak, Inc. for Martinazzi Sewer Trunk Upsizing (Priorities 3 & 4) - Engineering and Construction Management
- [8.](#) Consideration of **Resolution No. 5877-25** Authorizing the City Manager to Amend and Extend a Contract for Street Sweeping Operations with Great Western Sweeping
- [9.](#) Consideration of **Resolution No. 5875-25** Authorizing Acceptance of Grant Funds for Retail Theft Enforcement
- [10.](#) Consideration of **Resolution No. 5879-25** Awarding a Contract for Construction of Little Woodrose Park Rehabilitation Project

### **Special Reports**

- [1.](#) Outside Agency Grant Awardee- Tualatin Food Pantry
- [2.](#) Tualatin Valley Fire and Rescue State of the District
- [3.](#) Tualatin Planning Commission Annual Report

### **Public Hearings - *Legislative or Other***

- [1.](#) Consideration of **Ordinance No. 1498-25** Vacating a 4,959 square-foot Right-of-Way Tract of Land Identified as the Northerly Unimproved Street Stub of SW 68th Avenue

### **Public Hearings - Quasi-Judicial**

- [1.](#) Consideration of **Ordinance No. 1499-25** Requesting the Annexation of 54.79 acres of Land Located at Tonquin Loop, west of Grahams Ferry Road, and North of Basalt Creek Parkway into the City of Tualatin from Unincorporated Washington County

### **Items Removed from Consent Agenda**

*Items removed from the Consent Agenda will be discussed individually at this time. The Mayor may impose a time limit on speakers addressing these issues.*

### **Council Communications**

### **Adjournment**

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Meeting materials, including agendas, packets, public hearing and public comment guidelines, and Mayor and Councilor bios are available at [www.tualatinoregon.gov/citycouncil](http://www.tualatinoregon.gov/citycouncil).

Tualatin City Council meets are broadcast live, and recorded, by Tualatin Valley Community Television (TVCTV) Government Access Programming. For more information, contact TVCTV at 503.629.8534 or visit [www.tvctv.org/tualatin](http://www.tvctv.org/tualatin).

In compliance with the Americans with Disabilities Act, this meeting location is accessible to persons with disabilities. To request accommodations, please contact the City Manager's Office at 503.691.3011 36 hours in advance of the meeting.



# CITY OF TUALATIN

## *Staff Report*

**TO:** Honorable Mayor and Members of the City Council

**FROM:** Steve Koper, AICP, Interim Community Development Director  
Erin Engman, AICP, Senior Planner

**DATE:** April 14, 2025

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**SUBJECT:**  
Food Cart Policy Discussion

**RECOMMENDATION:**  
Staff is requesting feedback and direction on potential amendments to our mobile food unit (food cart) regulations.

**EXECUTIVE SUMMARY:**  
City Council asked staff for a presentation on Tualatin's food cart regulations. Food carts are currently subject to limitations and are largely prohibited from operating in the commercial zones.

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**ATTACHMENTS:**

- Presentation



# Food Carts Discussion

April 28, 2025 – Work Session

# *Agenda*



- Council Priority
- Existing Food Cart policy
- Where Food Carts are allowed
- Recap & questions



CITY of  
TUALATIN

# Council Priority

## Economic Development

- Food Carts: *Revisit policy and specifications*



# What is the policy?

## Municipal Code Chapter 9-10

- **Mobile Food Unit:** *a vehicle that is self-propelled or that can be pulled or pushed [...] on which food is prepared, processed, or converted, or which is used in selling and dispensing food to the public.*
- **Permit Required**
  - Health, safety, and environmental laws
  - Proper disposal of waste & wastewater
  - Unit must have wheels and wheels cannot be removed
  - No exceptions for short-term operation
  - Some exceptions for special events



# What are the standards?

## Food Cart Standards

- Must not obstruct vehicular areas and /or pedestrian areas
- Provide garbage and recycling for patrons
- Self-contained systems (may not connect to public water, sewer, or electrical)
- May only operate on paved surfaces (not gravel)
- Only one unit on site at a time\*  
\*exception in Basalt Creek Employment zone



# *What are the standards?*



## *Basalt Creek Employment Standards*

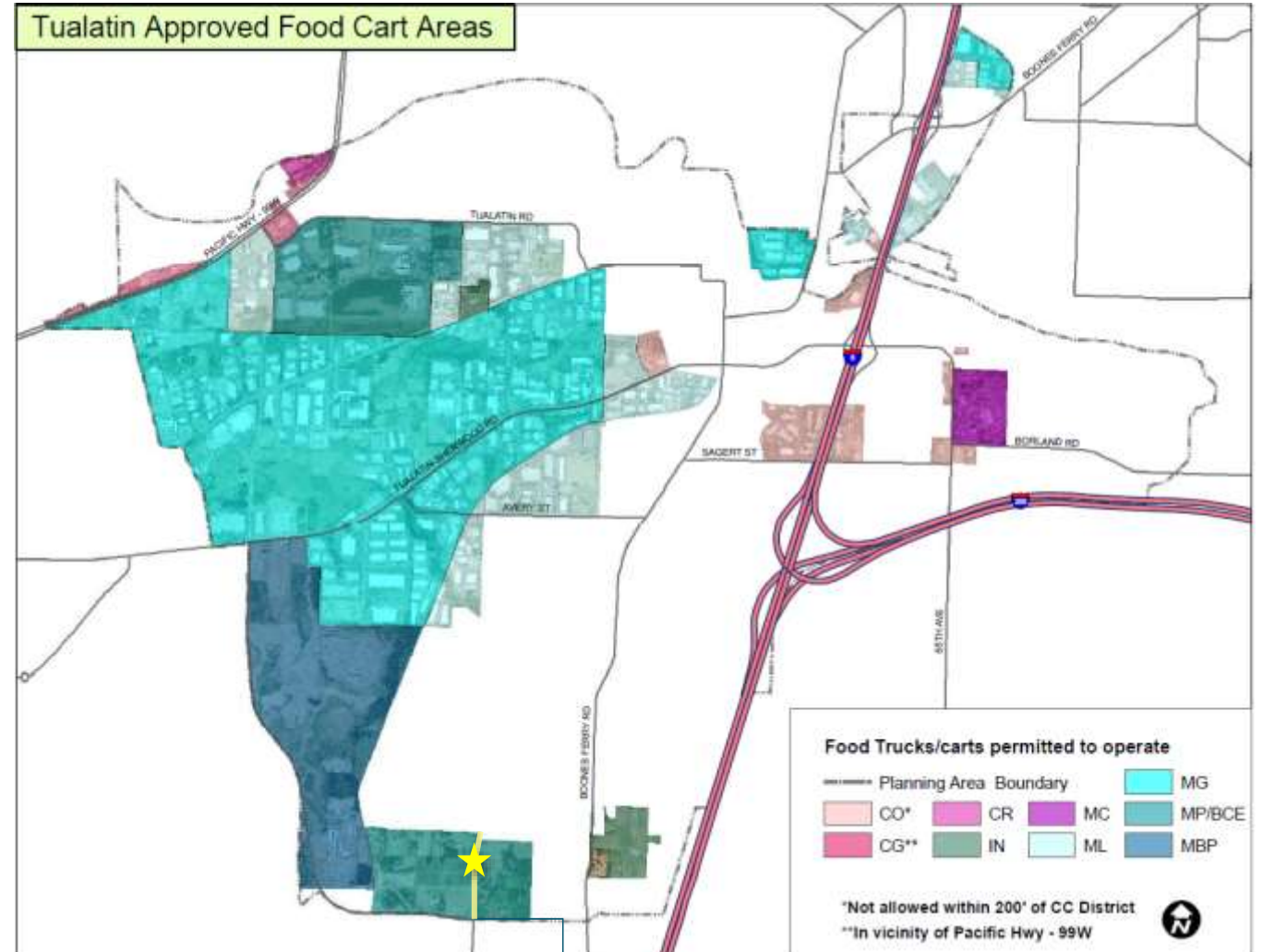
- Allows for one food cart pod development
- May contain between two and ten food carts
- Must have frontage along Grahams Ferry Rd
- Screening required
- Reviewed through Architectural Review process, requiring compliance with site and public improvement standards



# Where are they allowed?

## Zoning

- Commercial Office
- Recreational Commercial
- General Commercial limited to 99W
- Medical Center
- Light Manufacturing
- General Manufacturing
- Manufacturing Park
- Manufacturing Business Park
- Institutional
- Basalt Creek Employment



# Other considerations



## Oregon Health Authority

When food cart operators provide seating, the following must be provided:

- A restroom with a handwashing facility that provides hot and cold running water, soap, and paper towels or air dryer;
- Garbage container;
- Water sourced from an approved public water system or commercially bottled water.



Oregon Health Authority  
Food, Pool & Lodging, Health and Safety Program

### MOBILE FOOD UNIT OPERATION GUIDE

Guidelines for Food Service

# Conclusion



## Recap

- Code includes food cart limitations
- Largely prohibited in commercial zones

## Questions for Council

- Are you interested in learning more about food cart pod regulations in the area?
- Would you like to see food carts allowed in other zoning districts?
- Are there other items that you'd like us to explore?





# CITY OF TUALATIN

## *Staff Report*

**TO:** Honorable Mayor and Members of the City Council

**FROM:** Sherilyn Lombos, City Manager

**DATE:** April 28, 2025

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**SUBJECT:**  
City Council 2025 Priorities

**RECOMMENDATION:**  
Review and discuss the City Council 2025 Priorities.

**EXECUTIVE SUMMARY:**  
At the February 28/March 1 City Council Advance, the City Council discussed their priorities for 2025, along with outcomes and specific actions associated with each. Tonight is an opportunity to review that work and give any further direction prior to finalizing the 2025 Priorities.

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**ATTACHMENTS:**

- Vision/Priorities/Outcomes/Actions



# 2025 City Council Advance Debrief & Priorities

April 28, 2025

# February 28 – March 1



- Team Communication & Agreements
- Tualatin 2030 Vision Review
- Priorities Strength Weakness Opportunities Threats (SWOT) Activity
- Outcomes Review
- Action Development



# TEAM AGREEMENT



WE ARE  
**ONE  
TEAM**



WE ARE  
**PREPARED**



WE ARE  
**STRATEGIC**



WE ARE  
**INNOVATIVE**





## Priority 1 | Neighborhood Engagement

### Outcomes:

- \* Neighborhood investments are celebrated
- \* Strong relationships are built between the community, Council, and staff
- \* The community is educated, allowing for full and effective engagement
- \* Neighborhoods feel informed, engaged and connected with other City groups
- \* Tualatin is more liveable with safe pedestrian pathways while maintaining our tree canopy

1.1	Conduct a street tree inventory and research adaptive street tree species
1.2	Adopt and implement a new sidewalk and street tree policy using best practices from other cities
1.3	Evaluate and implement programmatic changes to the sidewalk maintenance program
1.4	Provide education to the community on street trees and the sidewalk maintenance program.
1.5	Continue to support and listen to the CIOs, including hosting an annual meeting with the CIOs
1.6	Relook at the CIO boundaries and revise as appropriate
1.7	Continue efforts in neighborhood investment around the City including building relationships, understanding neighborhood needs, and celebrating investments in Tualatin's neighborhoods.
1.8	Work with the CERT program to strengthen the City's resiliency



## Priority 2 | Housing

### Outcomes:

- \* Diverse, livable, and sustainable housing options exist in Tualatin
- \* Data driven decision making is made to support housing needs
- \* There is a clear understanding of the regional/local housing landscape and Tualatin positively influences the landscape
- \* Tualatin offers a friendly environment for people in the housing process

2.1	Examine the City's options for creating and incentivizing diversified housing (including lobbying, zoning, SDCs, incentives)
2.2	Respond to legislative updates that impact the City's housing production
2.3	Continue to review and integrate appropriate options to address preservation/addition of green space
2.4	Advocate for services for Tualatin to support housing insecurity and homelessness; leverage homelessness liaison
2.5	Coordinate updates from Metro, the Counties, and Community Partners to understand the regional housing landscape and services available for the Tualatin community; stay engaged about Metro's SHS measure



### Priority 3 | Economic Development

#### Outcomes:

- \* There is regular, clear communication on processes and progress in urban renewal areas
- \* A connected community through development planning that is innovative, imaginative, and responsive
- \* Council makes concrete steps forward to integrate placemaking into current projects
- \* The community is engaged in supporting our vibrant economy

3.1	Revisit the food cart policy and specifications
3.2	Revisit zoning options in the Leveton area using a similar framework to the code changes in the Basalt Creek area.
3.3	Review opportunities for targeted code updates to support business retention and expansion
3.4	Leverage new staff capacity to engage with stakeholders
3.5	Conduct regular communications to provide information and updates on the Core Opportunity Investment Area and the Southwest and Basalt Creek Development Area to the Council and community.
3.6	Kick off planning process for CORA
3.7	Consider the look and feel of Tualatin identity in upcoming planning efforts
3.8	Explore destination signage for points of interest in Tualatin, including the Veteran's Plaza, trails, the Ice Age



#### Priority 4 | Transportation

##### Outcomes:

- \* Tualatin has clear transportation goals and priorities that support strategic advocacy
- \* Safe transportation systems are in place that supports all modes/users
- \* There are protected funding streams for transportation
- \* The Transportation System Plan is adopted and planning has begun for implementation
- \* Advocacy for regional transportation priorities is taking place
- \* Tualatin is at the table for regional transportation discussions, ensuring better coordination

4.1	Complete the Transportation System Plan update.
4.2	Prioritize transportation projects and funding; coordinate with partners
4.3	Identify clear transportation priorities for Tualatin that support Council and staff strategic regional advocacy for those priorities.
4.4	Utilize the lobbyist to help Tualatin effectively advocate for priorities
4.5	Work closely with regional transportation partners on provision of bus service in the Basalt Creek area
4.6	Provide regular transportation updates to Council and the community



## Priority 5 | Environment

### Outcomes:

- \* The Climate Action Plan is being effectively implemented
- \* Tualatin has a resilient response to environmental changes
- \* The Climate Action Plan is funded
- \* There is a prioritized 5-year implementation plan
- \* Tualatin applies an environmental lens to all City projects
- \* Tualatin has a proactive, less reactive, approach

5.1	Expand the 2-year Climate Action implementation plan to a 5-year, prioritized work plan
5.2	Identify a funding source to support ongoing Climate Action programmatic efforts, including staffing, consulting, and implementation work
5.3	Hire a staff person to manage the Climate Action Plan implementation and provide regular reporting on progress
5.4	Support environmental resiliency via planning and programmatic endeavors
5.5	Receive programmatic updates and consider future opportunities with the Backyard Habitat program
5.6	Strengthen visibility and programming surrounding Bee City programmatic efforts
5.7	Using an environmental lens, review the tree ordinance
5.8	Secure funding for seismic valves at the reservoirs



## Priority 6 | Parks

### Outcomes:

- \* The community is regularly informed on bond project progress and park and recreation activities
- \* There is increased access to summer youth recreational programming
- \* Bond projects are completed
- \* Successful events are celebrated and improved
- \* Tualatin has ample resources to meet community demand for parks, trails, and recreational programs

6.1	Provide frequent high value communication on projects, recreation programs, and parks
6.2	Review policies and practices that would expand access to Tualatin residents for summer recreation programs
6.3	Review growth opportunities and cost structure for recreation programs to ensure sustainable program offerings
6.4	Complete parks projects, including Veteran's Plaza, Victoria Woods, Las Casitas Park, Little Woodrose
6.5	Continue to develop and make needed changes to Integrated Pest Management practices
6.6	Celebrate and quantify event success through innovative attendance measurement systems
6.7	Explore revenue opportunities to ensure stable, ongoing funding for parks maintenance



## Priority 7 | Culture + Identity

### Outcomes:

- \* Tualatin is a trauma informed organization
- \* Strategic planning endeavors and skills are employed across the organization
- \* Progress is shared on the IDEA Committee work
- \* Council has defined Tualatin's culture and identity and knows the look and feel we want to be known for

7.1	The IDEA Committee makes connections with other committees
7.2	Integrate skills to respond to internal/external stressors related to trauma informed culture and care
7.3	Develop a strategic City Communications Plan
7.4	Begin a Comprehensive Planning process
7.5	Launch a new City website
7.6	Work to develop and strengthen strategic planning skillssets across the organization
7.7	Integrate Culture & Identity into CORA



**CITY** *of*  
**TUALATIN**

# TEAM AGREEMENT

The team agreement is a shared commitment among Council and with staff in how members will work together effectively to advance the priorities and overall work of the City. The Tualatin team participated in a facilitated discussion to identify what's working well for the team, what's missing, and what is needed to support the workload. The team agreement statements below summarize the discussion and are intended to guide the team as they work together to advance their priorities.

## We are ONE TEAM

The Council is ONE TEAM and works in partnership with staff. We set a shared vision and priorities to advance work that serves our

entire community while considering the local and regional impacts. As a team, we understand the distinction between Council and staff roles, and we stay in our respective lanes. If there are questions about our role, we work directly with the City Manager to gain clarity. We are proactive in communicating with our fellow Councilors and Directors to obtain the information needed to make decisions. Through respectful interactions and communication, we foster and maintain a high level of trust with Council, staff, and the community.

## We are PREPARED

The Council comes to meetings PREPARED and focused. We maintain an open mind and weigh all information when making a policy decision.

In our preparation, we reach out to the City Manager and Directors in a timely manner, consider the results of any community engagement efforts, seek out educational opportunities, and review pertinent background information and historical perspectives.

## We are STRATEGIC

With limited resources to implement the vision and priorities, the City Council is STRATEGIC in providing direction and

prioritizing the work that is most important to the community. We work to foster and pursue partnership opportunities both locally and regionally to advance the community priorities.

## We are INNOVATIVE

The Council looks for ways to innovate and move Tualatin forward. We are grounded in the community's needs, and look for bold

opportunities to address them and whatever opportunities or challenges that may lie ahead. We strategically plan our work and allocate resources to allow space for innovation and new opportunities.

## Tualatin Council

### Tualatin 2030 Vision

**A Caring and inclusive Community** that promotes equity, diversity, belonging, and access in creating a meaningful quality of life for everyone.

**A Connected, Informed, and civically Engaged** community that embraces our City's diversity.

A thriving and diversified **Economy** that includes living wage jobs, increased tourism, and sustained financial stability for the whole City.

Safe, vibrant, and accessible **Gathering Places** throughout the City that build and celebrate our whole community.

An efficient, accessible, innovative, sustainable, and connected **Transportation** system that effectively and safely meets the needs of our entire community.

Safe, desirable, welcoming, and sustainable **Neighborhoods** with housing that is available for all.

~~An **Environmentally** active, sustainable, responsible, and forward-thinking community that values and protects our natural resources, inhabitants, and habitat.~~

PRIORITIES & OUTCOMES	#	ACTIONS	NOTES	PROJECT LEAD
<b>Priority 1   Neighborhood Engagement</b>  <b>Outcomes:</b> * Neighborhood investments are celebrated * Strong relationships are built between the community, Council, and staff * The community is educated, allowing for full and effective engagement * Neighborhoods feel informed, engaged and connected with other City groups * Tualatin is more liveable with safe pedestrian pathways while maintaining our tree canopy	1.1	Conduct a street tree inventory and research adaptive street tree species		
	1.2	Adopt and implement a new sidewalk and street tree policy using best practices from other cities		
	1.3	Evaluate and implement programmatic changes to the sidewalk maintenance program		
	1.4	Provide education to the community on street trees and the sidewalk maintenance program.		
	1.5	Continue to support and listen to the CIOs, including hosting an annual meeting with the CIOs		
	1.6	Relook at the CIO boundaries and revise as appropriate		
	1.7	Continue efforts in neighborhood investment around the City including building relationships, understanding neighborhood needs, and celebrating investments in Tualatin's neighborhoods.		
	1.8	Work with the CERT program to strengthen the City's resiliency		
<b>Priority 2   Housing</b>  <b>Outcomes:</b> * Diverse, livable, and sustainable housing options exist in Tualatin * Data driven decision making is made to support housing needs * There is a clear understanding of the regional/local housing landscape and Tualatin positively influences the landscape	2.1	Examine the City's options for creating and incentivizing diversified housing (including lobbying, zoning, SDCs, incentives)		
	2.2	Respond to legislative updates that impact the City's housing production		
	2.3	Continue to review and integrate appropriate options to address preservation/addition of green space		
	2.4	Advocate for services for Tualatin to support housing insecurity and homelessness; leverage homelessness liaison		

PRIORITIES & OUTCOMES	#	ACTIONS	NOTES	PROJECT LEAD
landscaping * Tualatin offers a friendly environment for people in the housing process	2.5	Coordinate updates from Metro, the Counties, and Community Partners to understand the regional housing landscape and services available for the Tualatin community; stay engaged about Metro's SHS measure		
<b>Priority 3   Economic Development</b>  <b>Outcomes:</b> * There is regular, clear communication on processes and progress in urban renewal areas * A connected community through development planning that is innovative, imaginative, and responsive * Council makes concrete steps forward to integrate placemaking into current projects * The community is engaged in supporting our vibrant economy	3.1	Revisit the food cart policy and specifications		
	3.2	Revisit zoning options in the Leveton area using a similar framework to the code changes in the Basalt Creek area.		
	3.3	Review opportunities for targeted code updates to support business retention and expansion		
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	3.5	Conduct regular communications to provide information and updates on the Core Opportunity Investment Area and the Southwest and Basalt Creek Development Area to the Council and community.		
	3.6	Kick off planning process for CORA		
	3.7	Consider the look and feel of Tualatin identity in upcoming planning efforts		
	3.8	Explore destination signage for points of interest in Tualatin, including the Veteran's Plaza, trails, the Ice Age		
	<b>Priority 4   Transportation</b>  <b>Outcomes:</b> * Tualatin has clear transportation goals and priorities that support strategic advocacy * Safe transportation systems are in place that supports all modes/users * There are protected funding streams for transportation * The Transportation System Plan is adopted and planning has begun for implementation * Advocacy for regional transportation priorities is taking place	4.1	Complete the Transportation System Plan update.	
4.2		Prioritize transportation projects and funding; coordinate with partners		
4.3		Identify clear transportation priorities for Tualatin that support Council and staff strategic regional advocacy for those priorities.		
4.4		Utilize the lobbyist to help Tualatin effectively advocate for priorities		
4.5		Work closely with regional transportation partners on provision of bus service in the Basalt Creek area		
4.6		Provide regular transportation updates to Council and the community		
<b>Priority 5   Environment</b>  <b>Outcomes:</b> * The Climate Action Plan is being effectively implemented * Tualatin has a resilient response to environmental changes * The Climate Action Plan is funded * There is a prioritized 5-year implementation plan * Tualatin applies an environmental lens to all City projects * Tualatin has a proactive, less reactive, approach		5.1	Expand the 2-year Climate Action implementation plan to a 5-year, prioritized work plan	
	5.2	Identify a funding source to support ongoing Climate Action programmatic efforts, including staffing, consulting, and implementation work		
	5.3	Hire a staff person to manage the Climate Action Plan implementation and provide regular reporting on progress		
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	5.8	Secure funding for seismic valves at the reservoirs		

PRIORITIES & OUTCOMES	#	ACTIONS	NOTES	PROJECT LEAD
<b>Priority 6   Parks</b>  <b>Outcomes:</b> * The community is regularly informed on bond project progress and park and recreation activities * There is increased access to summer youth recreational programming * Bond projects are completed * Successful events are celebrated and improved * Tualatin has ample resources to meet community demand for parks, trails, and recreational programs	6.1	Provide frequent high value communication on projects, recreation programs, and parks		
	6.2	Review policies and practices that would expand access to Tualatin residents for summer recreation programs		
	6.3	Review growth opportunities and cost structure for recreation programs to ensure sustainable program offerings		
	6.4	Complete parks projects, including Veteran's Plaza, Victoria Woods, Las Casitas Park, Little Woodrose		
	6.5	Continue to develop and make needed changes to Integrated Pest Management practices		
	6.6	Celebrate and quantify event success through innovative attendance measurement systems		
	6.7	Explore revenue opportunities to ensure stable, ongoing funding for parks maintenance		
<b>Priority 7   Culture • Identity</b>  <b>Outcomes:</b> * Tualatin is a trauma informed organization * Strategic planning endeavors and skills are employed across the organization * Progress is shared on the IDEA Committee work * Council has defined Tualatin's culture and identity and knows the look and feel we want to be known for	7.1	The IDEA Committee makes connections with other committees		
	7.2	Integrate skills to respond to internal/external stressors related to trauma informed culture and care		
	7.3	Develop a strategic City Communications Plan		
	7.4	Begin a Comprehensive Planning process		
	7.5	Launch a new City website		
	7.6	Work to develop and strengthen strategic planning skillssets across the organization		
	7.7	Integrate Culture & Identity into CORA		



# Proclamation

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**WHEREAS**, Vietnamese refugees have proudly resided in the city of Tualatin, state of Oregon since the conclusion of the Vietnam War on April 30, 1975; and

**WHEREAS**, Vietnamese-Americans have put forth their full toiling energy building the city of Tualatin, state of Oregon in a multitude of prominent areas including industry, economy, culture, education, and military service; and

**WHEREAS**, Vietnamese-Americans have counted on the State of Oregon as being their second heart, mind, and family homeland; and

**WHEREAS**, every year Vietnamese-Americans observe Remembrance Day on April 30th to solemnly honor the 58,000 American soldiers in that 810 soldiers from the state of Oregon, one fallen soldier from the city of Tualatin and more than 300,000 South Vietnamese soldiers who sacrificed their lives in the line of duty for freedom and democracy in South Vietnam from 1955 to 1975.

**NOW, THEREFORE, BE IT PROCLAIMED BY THE CITY COUNCIL OF THE CITY OF TUALATIN**, Oregon that Tualatin recognizes the 30<sup>th</sup> day of April 2025 as Vietnamese-American Remembrance Day. We encourage community members to recognize this cultural heritage celebration.

INTRODUCED AND ADOPTED this 28<sup>th</sup> day of April, 2025.

CITY OF TUALATIN, OREGON

BY \_\_\_\_\_  
Mayor

ATTEST:

BY \_\_\_\_\_  
City Recorder





# Proclamation

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**WHEREAS**, public service is an honorable calling that involves a wide variety of challenging and rewarding professions, including providing recreational services, maintaining public safety, improving transportation, protecting our environment, and performing administrative and management activities which are essential to efficient and effective operation of government; and

**WHEREAS**, Tualatin's city employees contribute significantly to the quality of life for the Tualatin community, with their commitment to excellence, high ethical standards, and diversity of skills; and

**WHEREAS**, excellence in the delivery of public service helps keep Tualatin strong, prosperous, and a wonderful place in which to live, work, play, and volunteer; and

**WHEREAS**, this commemoration provides an opportunity to express our appreciation for the many contributions public employees make to our daily lives.

**NOW, THEREFORE, BE IT PROCLAIMED BY THE CITY COUNCIL OF THE CITY OF TUALATIN**, Oregon by the Tualatin City Council that the week of May 4-10, 2025 be Public Service Recognition Week in the City of Tualatin and the Council encourages everyone to recognize the accomplishments and contributions of public employees.

INTRODUCED AND ADOPTED this 28<sup>th</sup> day of April, 2025.

CITY OF TUALATIN, OREGON

BY \_\_\_\_\_  
Mayor

ATTEST:

BY \_\_\_\_\_  
City Recorder





# CITY OF TUALATIN

## *Staff Report*

**TO:** Honorable Mayor and Members of the City Council

**THROUGH:** Sherilyn Lombos, City Manager

**FROM:** Greg Pickering, Chief of Police

**DATE:** April 28, 2025

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**SUBJECT:**

Proclamation Declaring the Week of May 11 – 17, 2025, as National Police Week in the City of Tualatin.

**EXECUTIVE SUMMARY:**

May 15 of each year has been dedicated by Congress as Police Memorial Day, and the week surrounding it is dedicated as National Police Week. On average, one law enforcement officer is killed in the line of duty somewhere in the United States every 53 hours. Since the first known line-of-duty death in 1791, more than 26,000 U.S. law enforcement officers have made the ultimate sacrifice. The City of Tualatin is proud of our law enforcement officers and wishes to recognize their commitment to the public safety profession.

**ATTACHMENTS:**

-Proclamation – Tualatin Police Week



# Proclamation

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**WHEREAS**, the Congress of the United States of America has designated May 15 as “*Peace Officers Memorial Day*” in honor of the Federal, State and Municipal Officers who have been killed or disabled in the line of duty; and the week in which it falls as “*National Police Week*”; and

**WHEREAS**, it is known that on average, one law enforcement officer is killed in the line of duty somewhere in the United States every 53 hours. Since the first known line-of-duty death in 1791, more than 26,000 U.S. law enforcement officers have made the ultimate sacrifice; and

**WHEREAS**, law enforcement officers, including Tualatin Police Officers are our guardians of life and property and defenders of the individual rights of freedom; and

**WHEREAS**, the City of Tualatin is proud of our law enforcement officers and wish to recognize their commitment to the public safety profession; and

**WHEREAS**, the Tualatin Police Department and officers provide the highest quality services and are committed to the highest professional standards, working in partnership with our community, to meet the challenges of reducing crime, creating a safe environment, and improving our quality of life for all.

**NOW, THEREFORE BE IT PROCLAIMED BY THE CITY COUNCIL OF THE CITY OF TUALATIN**, that the City of Tualatin designates the week of May 11-17, 2025, as “*National Police Week*” in the City of Tualatin to call attention to our Tualatin Police Officers for the outstanding service they provided to our community.

INTRODUCED AND ADOPTED this 28th day of April, 2025.

CITY OF TUALATIN, OREGON

BY \_\_\_\_\_  
Mayor

ATTEST:

BY \_\_\_\_\_  
City Recorder





# Proclamation

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**WHEREAS**, substance misuse and mental health challenges continue to impact communities across the United States. According to the 2023 National Survey on Drug Use and Health, approximately 61.2 million Americans aged 12 and older used illicit drugs in the past year. Additionally, nearly 6 million youths aged 12 to 20 reported consuming alcohol in the past month. About 57.8 million adults experienced a mental illness in the past year, and 29.5 million individuals were classified as having an alcohol use disorder; and

**WHEREAS**, with commitment and support, these and other substance use and mental health issues can be prevented. The focus of National Prevention Week is to change the prevention landscape by providing evidence-based and accessible resources to facilitate collective action and story-sharing. By showcasing the work of our partners in prevention, we can confront the societal challenges surrounding substance misuse together while celebrating stories of prevention.

**WHEREAS**, this is a message we need to spread far and wide. The impact of mental and substance misuse disorders is apparent in our local community: An estimated 5,058 people in Tualatin, Oregon, are affected by these conditions. We have the power to change these numbers and, more importantly, change lives.

**WHEREAS**, through National Prevention Week, people become more aware and able to recognize the signs of mental health and substance use disorders. Equally important, community members from all walks of life learn what they can do to create a healthier tomorrow by helping to prevent these problems. Being a shoulder for someone to lean on, leading someone to get help for a mental health or substance use issue before it worsens, setting an example by staying substance-free, and other actions like this all play a role in keeping the people around us—and ourselves—healthy and safe.

**WHEREAS**, we and others across the United States, need to recognize the seriousness of substance use and mental health issues in our communities, the power of prevention, and the tireless efforts of those working to make a difference. The small, daily actions done by individuals, combined with the actions of families, communities, and coalitions, come together to make up the larger, bold movement of prevention.

**NOW THEREFORE BE IT RESOLVED** that the City of Tualatin hereby proclaim May 11-17, 2025 to be National Prevention Week and call upon our community to join us this week in celebrating the compelling programs and events that support increasing awareness of, and action around, mental health and/or substance use disorders year-round.

INTRODUCED AND ADOPTED this 28<sup>th</sup> day of April, 2025.

CITY OF TUALATIN, OREGON

BY \_\_\_\_\_  
Mayor

ATTEST:  
BY \_\_\_\_\_  
City Recorder



*Every 4<sup>th</sup> Sunday  
May – September  
& October 12<sup>th</sup>, 2025*



*8340 SW Seneca Street  
Tualatin, OR 97062*

*Will bring Tualatin residents together featuring:*

*Farmers   Food Vendors   Artisans   Musicians*

*There will be activities for children including a family storytime hosted by the Tualatin Public Library.*

Winona Grange has served this community since 1895. The Gathering Market will be more than a place to shop; it will be a welcoming place for neighbors and families to connect, support local entrepreneurs, and enjoy summer days on our shaded lots next to The Commons.



# CITY OF TUALATIN

## *Staff Report*

**TO:** Honorable Mayor and Members of the City Council

**THROUGH:** Sherilyn Lombos, City Manager

**FROM:** Nicole Morris, Deputy City Recorder

**DATE:** April 28, 2025

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**SUBJECT:**

Consideration of Approval of the Work Session and Regular Meeting Minutes of April 14, 2025

**RECOMMENDATION:**

Staff respectfully recommends the Council adopt the attached minutes.

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**ATTACHMENTS:**

- City Council Work Session Meeting Minutes of April 14, 2025
- City Council Regular Meeting Minutes of April 14, 2025



# **TUALATIN CITY COUNCIL**

## **OFFICIAL WORK SESSION MEETING MINUTES**

### **FOR APRIL 14, 2025**

**PRESENT:** Mayor Frank Bubenik, Council President Valerie Pratt, Councilor Christen Sacco, Councilor Cyndy Hillier, Councilor Bridget Brooks, and Councilor Octavio Gonzalez

**ABSENT:** Councilor Maria Reyes

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Mayor Bubenik called the meeting to order at 5:15 p.m.

#### **1. *Homelessness Update.***

City/County Homelessness Liaison Megan Cohen, Just Compassion Street Outreach Coordinator Caleb Peterson, and HomePlate Youth Services Outreach Coordinator Lucy Simmons presented a six-month update on homelessness in Tualatin. Mrs. Cohen explained current definitions of homelessness, including HUD and Department of Education standards, and shared that a growing number of individuals in Tualatin are experiencing housing instability, especially seniors and families with children. She noted that 30% of Tualatin households live at 50% area median income or below, and the city lacks sufficient affordable housing to meet demand.

Liaison Cohen emphasized the critical role of street outreach workers in connecting individuals to resources. She shared that coordinated referral networks, including the Tualatin Library and Police Department, have improved responsiveness and access.

Outreach Coordinator Simmons described her work with youth ages 12–24. She stated in 2024, her team served over 900 youth, more than 500 of whom were engaged through outreach. Outreach Coordinator Simmons described challenges such as working with students who are unsheltered, living in vehicles, or couch surfing. She emphasized the relational nature of outreach and the importance of consistent connections with young people and community partners.

Outreach Coordinator Peterson highlighted the expansion of services, including a new 60-bed shelter in Tigard and a Safe Parking program. He described conducting field assessments that connect individuals with shelter and housing services through the regional Homeless Management Information System (HMIS). Outreach Coordinator Peterson emphasized the long-term nature of outreach relationships and the gaps that arise when individuals are not consistently engaged. Peterson shared emotional stories of long-term homelessness in Tualatin and underscored the life-saving impact of early connection and persistent outreach.

Councilor Brooks expressed appreciation for the work being done and inquired about statewide trends in child homelessness. Both Outreach Coordinator Peterson Simmons and Liaison Cohen noted a dramatic rise in housing instability and cited multi-generational poverty and the growing cost of housing as major contributing factors. They also noted an anticipated increase in demand due to cuts in eviction prevention funding.

Council President Pratt asked how individuals in need can connect with services. Liaison Cohen directed residents to the Washington County resource site "ShowtheWay.org" and noted that the Tualatin Library is a key local point of contact. She also described law enforcement's ability to access emergency shelter beds at the Just Compassion facility in Tigard.

Councilor Brooks inquired what can be done to support individuals experiencing homelessness. Liaison Cohen and Outreach Coordinator Peterson emphasized increasing access to services locally, providing basic resource hubs, and ensuring strong relationships between outreach workers and trusted community sites.

## **2. *Parks & Trails Project Update.***

Parks Planning and Development Manager Rich Mueller, Project Manager Kara Hein, and Parks and Recreation Director Dustin Schull presented an update on projects funded through the Parks and Trails bond. Manager Mueller stated that 50% of the projects are completed. He gave an overview of the projects and explained how they align with the City's Council goals, initiatives, priorities, and vision. Manager Mueller highlighted the Veterans Plaza and stated that the Communications Team is trying to get the word out about it.

Project Manager Hein shared the continuous progress on the three remaining investment areas: the Nyberg Creek Trail, Riverfront Park access, and athletic field improvements. She stated the first phase of the Nyberg Creek Trail—a three-quarter mile concrete path—will begin construction in summer 2025. Manager Hein state remaining funds will support planning for the future trail crossing under I-5.

Project Manager Hein explained they are working with Urban Renewal/Economic Development Manager Sid Sin to ensure downtown integrates well with the park. She invited all to attend the Ribbon Cutting ceremony on Memorial Day.

Councilor Brooks thanked them for the work they have done thus far and stated she is excited to see what we do with the boat launch at Riverfront Park.

Council President Pratt expressed her support and gratitude that these projects are moving forward.

Councilor Sacco inquired about the opening of Las Casitas Park. Project Manager Hein stated that opening is scheduled for 2025/26.

## **3. *Council Meeting Agenda Review, Communications & Roundtable.***

Councilor Sacco stated she attended the Byrom CIO meeting.

Councilor Hillier stated she attended the Washington County Consolidated Communication Agency meeting and the Tualatin High School gala.

Councilor Brooks thanked the Mayor and others present who attended the Grand Opening of Plambeck Gardens grand opening. She stated also attended the Tualatin Chamber of Commerce meeting, met with Metro Councilor Rosenthal, attended the Water Consortium meeting, and was at the Riverkeepers' birthday event.

Council President Pratt stated she attended the TTSD Foundation gala, Plambeck Gardens Grand Opening, and the Clackamas County Business Association Mayoral Summit.

Mayor Bubenik shared that he attended the Community that Cares meeting. He invited all to attend the Town Hall with local representatives on Friday the 18<sup>th</sup> at 6:30 pm.

**Adjournment**

Mayor Bubenik adjourned the meeting at 6:49 p.m.

Sherilyn Lombos, City Manager

\_\_\_\_\_ / Erika Pagel, Recording Secretary

\_\_\_\_\_ / Frank Bubenik, Mayor



# **TUALATIN CITY COUNCIL**

OFFICIAL MEETING MINUTES  
FOR APRIL 14, 2025

**PRESENT:** Mayor Frank Bubenik, Council President Valerie Pratt, Councilor Christen Sacco, Councilor Cyndi Hillier, Councilor Bridget Brooks, Councilor Octavio Gonazlez

**ABSENT:** Councilor Maria Reyes

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## **Call to Order**

Mayor Bubenik called the meeting to order at 7:00 p.m.

## **Pledge of Allegiance**

## **Announcements**

### **1. Month of the Military Child Recognition**

Lorene Moore, joined by youth leaders from the Oregon Military Teen Panel, gave a brief overview of children in military families. She invited her counterparts to share their experiences. They spoke on their challenges and opportunities, shared positive reflections, and gave examples from their personal lives. Ms. Moore thanked the Council for recognizing April as the Month of the Military Child.

Mayor Bubenik announced April as the Month of the Military Child.

### **2. Proclamation Declaring April 2025 as Parkinson's Awareness Month**

Councilor President Pratt read the proclamation declaring April 2025 as Parkinson's Awareness Month in the City of Tualatin.

### **3. Proclamation Declaring April 20 - April 26, 2025, as Volunteer Appreciation Week in the City of Tualatin**

Human Resource Director Stacy Ruthrauff presented the Volunteer Appreciation Week proclamation.

Councilor Brooks read the proclamation declaring the week of April 20-26, 2025, as Volunteer Appreciation Week in the City of Tualatin.

### **4. Recognition of Tualatin Arts Advisory Committee Member Dawn Upton**

Recreation Manager Julie Ludemann introduced Dawn Upton and spoke highly of her 15-year tenure on the Arts Advisory Committee.

The Council recognized Tualatin Arts Advisory Committee Member Dawn Upton for her service to the committee.

## 5. New Employee Introduction- Management Analyst II William Sullivan

Finance Director Don Hudson introduced Management Analyst William Sullivan. The Council welcomed him.

### Public Comment

None.

### Consent Agenda

Motion to adopt the consent agenda made by Pratt, Seconded by Brooks.

Voting Yea: Mayor Bubenik, Council President Pratt, Councilor Brooks, Councilor Sacco, Councilor Gonzalez, Councilor Hillier

MOTION PASSED

1. Consideration of Approval of the Work Session and Regular Meeting Minutes of March 24, 2025
2. Consideration of **Resolution No. 5872-25** Authorizing the City Manager to Apply for and Accept Local Government Grant Program Funds to Rehabilitate the Playground at Tualatin Community Park
3. Consideration of **Resolution No. 5873-25** Authorizing an Amendment to the Agreement Between the City of Tualatin and Tualatin Riverkeepers for Management and Operations of City Property

### Special Reports

1. Tualatin Youth Advisory Council Report on the National League of Cities Congressional City Conference in Washington, DC

Tualatin Youth Advisory Council (YAC) members presented their report on their recent attendance at the National League of Cities (NLC) Congressional Cities Conference. They shared highlights of the trip including networking with other youth councils from across the country, learning about issues and projects being addressed in other communities, and visiting key landmarks such as the National Museum of Natural History, the National Botanic Garden, the National Mall, and the Library of Congress. They described their participation in workshop sessions focused on community-based problem solving, where they worked in teams to develop ideas and strategies for addressing local issues.

YAC members presented several recommendations for the Council to consider. They proposed creating a Tualatin-based problem-solving “hack” event, where local youth could engage directly with the City Council to provide productive feedback and propose solutions to community challenges. They also recommended implementing a “Meet the City” program to take students on field trips to City facilities, offering them a deeper understanding of local government operations and the individuals who serve the community. Lastly, they expressed their intent to continue supporting mental health initiatives, including participation in a mental health awareness fair in May hosted by LEAP at Tualatin High School.

Councilor Brooks thanked them for their presentation and their leadership in the community. She offered support for their ideas and offered to be a resource in the future.

Councilor Brooks stated she would like to include the Council in future field trips.

Mayor Bubenik thanked them for their work and stated he looks forward to hearing more from them in the future.

## 2. Outside Agency Grant Awardee- Tualatin Riverkeepers

Tualatin Riverkeepers Executive Director Glenn Fee presented an update on the organization's recent activities and ongoing initiatives. He provided an overview of their mission and highlighted several community-focused projects. Director Fee spoke about increased visitor activity along the trails, noting that more families are now using the area and that one local resident, initially drawn to the park as a visitor, is now volunteering as part of the team.

Director Fee shared updates on a variety of events and programs, including the upcoming Earth Day fair, a recent boat sale, and continued efforts in habitat restoration. He also highlighted the River Experiences Wayfaring Project, the River Runner Program, and the recent designation of the Tualatin River as a National Water Trail. Director Fee announced that Discovery Day is scheduled for June 21.

Councilor Brooks expressed her appreciation and support for the work being done. She asked if she could obtain a T-shirt and brochure to share with the library. Director Fee responded that those items will be made available on the organization's website.

Councilor Brooks asked if he could share about the historic Swan Boats. Director Fee gave a brief overview of the history of the Roamers Rest RV Park and their Swan Boats. He is hopeful that one may be out for Discovery Day to highlight the history of the river.

Councilor Gonzalez inquired about the EAB and what is being done around that topic. Director Fee stated they want to be an asset for the city around this and know they will lose most of the Ash trees. Nevertheless, they want to partner to plant more trees and protect the under shed. His worry is the rising river temperatures, and he hopes to utilize the River Runner Program to assist in geotagging trees on the river.

Council President Pratt thanked him for the restoration work they do.

Mayor Bubenik thanked him for the presentation and for utilizing the grant funding so well.

## 3. Backyard Habitat Certification Program Annual Report 2024-2025

Management Analyst Lindsay Marshall provided background on the program and its partnership with the city, emphasizing that the initiative aligns closely with the goals outlined in Tualatin's Climate Action Plan. Backyard Habitat Members Katherine Noble and Susie Peterson presented the group's annual report. Member Noble offered an overview of the activities that contribute to the program's environmental impact. She described the different levels of habitat certification and explained the steps participants must take to achieve each designation. She encouraged those interested in learning more to visit [growsmartgrowsafe.org](https://growsmartgrowsafe.org). Member Noble also highlighted several partnerships with local community groups that have helped expand the program's reach and effectiveness.

Councilor Brooks thanked them for the presentation and inquired if they could share more about the bird loss happening in our area. Member Peterson stated the region has lost 1 out of 4 birds in the last 50 years. She explained that Tualatin is in the Pacific Flyway and tonight is a red alert night for night migration. She gave suggestions on how to support the bird population.

Councilor Brooks stated her appreciation and their shared common goals. She asked them to share the list of professional services on their website. Member Peterson shared the professional directory located on their website.

### **Council Communications**

Mayor Bubenik invited everyone to attend the Town Hall being held on Friday at 6:30 pm in the Library Community Room.

Councilor Brooks reminded everyone about the State of the City event and invited all to attend.

### **Adjournment**

Mayor Bubenik adjourned the meeting at 8:19 p.m.

Sherilyn Lombos, City Manager

\_\_\_\_\_/ Erika Pagel, Recording Secretary

\_\_\_\_\_/ Frank Bubenik, Mayor



# CITY OF TUALATIN

## Staff Report

**TO:** Honorable Mayor and Members of the City Council

**THROUGH:** Sherilyn Lombos, City Manager

**FROM:** Nicole Morris, Deputy City Recorder

**DATE:** 4/28/2024

---

**SUBJECT:**  
Consideration of Approval of a New Liquor License Application for Tualatin Luxor Nails and Spa

**RECOMMENDATION:**  
Staff respectfully recommends the Council approve endorsement of the liquor license application for Tualatin Luxor Nails and Spa.

**EXECUTIVE SUMMARY:**  
Tualatin Luxor Nails and Spa has submitted a new application under the liquor license category of full on-premises. This would permit them to sell and serve distilled spirits, malt beverages, wine, and cider for consumption at their location. The business is located at 7080 SW Nyberg St. The application is in accordance with provisions of Ordinance No. 680-85 which establishes procedures for liquor license applicants. Applicants are required to fill out a City application form, from which a review by the Police Department is conducted, according to standards and criteria established in Section 6 of the ordinance. The Police Department has reviewed the new liquor license application and recommended approval. According to the provisions of Section 5 of Ordinance No. 680-85 a member of the Council or the public may request a public hearing on any of the liquor license requests. If such a public hearing request is made, a hearing will be scheduled and held on the license. It is important that any request for such a hearing include reasons for said hearing.

**FINANCIAL IMPLICATIONS:**  
A fee has been paid by the applicant.

---

### ATTACHMENTS:

- Application
- Vicinity Map



# CITY OF TUALATIN

## LIQUOR LICENSE APPLICATION

Return Completed form to:  
City of Tualatin  
Attn: Finance  
18880 SW Martinazzi Ave  
Tualatin, OR 97062

Date 4/4/2025

**IMPORTANT:** This is a three-page form. You are required to complete all sections of the form.  
If a question does not apply, please indicate N/A. Please include full names (last, first middle) and full dates of birth (month/day/year). Incomplete forms shall receive an unfavorable recommendation.

**Thank you for your assistance and cooperation.**

### SECTION 1: TYPE OF APPLICATION

- ☒ Original (New) Application - \$100.00 Application Fee.  
☐ Change in Previous Application - \$75.00 Application Fee.  
☐ Renewal of Previous License - \$35.00 Application Fee. Applicant must possess current business license. License # \_\_\_\_\_  
☐ Temporary License - \$35.00 Application Fee.

### SECTION 2: DESCRIPTION OF BUSINESS

Name of business (dba): Tualatin Luxor Nails and Spa  
Business address 7080 SW Nyberg St City Tualatin State OR Zip Code 97062  
Mailing address 7080 SW Nyberg St City Tualatin State OR Zip Code 97062  
Telephone # 503 380 2140 Fax # \_\_\_\_\_  
Email Nailsluxor@gmail.com  
Name(s) of business manager(s) First DUC Middle \_\_\_\_\_ Last TRAN

Type of business Nail Salon  
Type of food served N/A  
Type of entertainment (dancing, live music, exotic dancers, etc.) N/A  
Days and hours of operation Monday - Sunday (10am - 7:30pm)  
Food service hours: Breakfast N/A Lunch N/A Dinner N/A  
• Restaurant seating capacity \_\_\_\_\_ Outside or patio seating capacity N/A  
How late will you have outside seating? N/A How late will you sell alcohol? 7:30pm

How many full-time employees do you have? 6 Part-time employees? \_\_\_\_\_

### SECTION 3: DESCRIPTION OF LIQUOR LICENSE

Name of Individual, Partnership, Corporation, LLC, or Other applicants DTKN LLC

Type of liquor license (refer to OLCC form) Full On - Premises, Commercial

Form of entity holding license (check one and answer all related applicable questions):

☒ **INDIVIDUAL:** If this box is checked, provide full name, date of birth, and residence address.

Full name DUK TRAN

☐ **PARTNERSHIP:** If this box is checked, provide full name, date of birth and residence address for each partner. If more than two partners exist, use additional pages. If partners are not individuals, also provide for each partner a description of the partner's legal form and the information required by the section corresponding to the partner's form.

Full name \_\_\_\_\_ Date of birth \_\_\_\_\_

Residence address \_\_\_\_\_

Full name \_\_\_\_\_ Date of birth \_\_\_\_\_

Residence address \_\_\_\_\_

☐ **CORPORATION:** If this box is checked, complete (a) through (c).

(a) Name and business address of registered agent.

Full name \_\_\_\_\_

Business address \_\_\_\_\_

(b) Does any shareholder own more than 50% of the outstanding shares of the corporation? If yes, provide the shareholder's full name, date of birth, and residence address.

Full name \_\_\_\_\_ Date of birth \_\_\_\_\_

Residence address \_\_\_\_\_

(c) Are there more than 35 shareholders of this corporation? Yes \_\_\_\_\_ No \_\_\_\_\_. If 35 or fewer shareholders, identify the corporation's president, treasurer, and secretary by full name, date of birth, and residence address.

Full name of president: \_\_\_\_\_ Date of birth: \_\_\_\_\_

Residence address: \_\_\_\_\_

Full name of treasurer: \_\_\_\_\_ Date of birth: \_\_\_\_\_

Residence address: \_\_\_\_\_

Full name of secretary: \_\_\_\_\_ Date of birth: \_\_\_\_\_

Residence address: \_\_\_\_\_

☐ **LIMITED LIABILITY COMPANY:** If this box is checked, provide full name, date of birth, and residence address of each member. If there are more than two members, use additional pages to complete this question. If members are not individuals, also provide for each member a description of the member's legal form and the information required by the section corresponding to the member's form.

Full name: \_\_\_\_\_ Date of birth: \_\_\_\_\_

Residence address: \_\_\_\_\_

Full name: \_\_\_\_\_ Date of birth: \_\_\_\_\_

Residence address: \_\_\_\_\_

☐ **OTHER:** If this box is checked, use a separate page to describe the entity, and identify with reasonable particularity every entity with an interest in the liquor license.

#### SECTION 4: APPLICANT SIGNATURE

A false answer or omission of any requested information on any page of this form shall result in an unfavorable recommendation.

 \_\_\_\_\_ Date 4/4/2025

Signature of Applicant

Date

#### For City Use Only

Sources Checked:

☒ DMV by AS ☒ LEDS by AS ☒ TuPD Records by AS  
☒ Public Records by AS

☒ Number of alcohol-related incidents during past year for location.


☒ Number of Tualatin arrest/suspect contacts for \_\_\_\_\_

It is recommended that this application be:

☒ Granted

☐ Denied

Cause of unfavorable recommendation: \_\_\_\_\_

 \_\_\_\_\_  
Signature

4/14/25  
Date

Greg Pickering  
Chief of Police  
Tualatin Police Department







# CITY OF TUALATIN

## Staff Report

**TO:** Honorable Mayor and Members of the City Council

**THROUGH:** Sherilyn Lombos, City Manager

**FROM:** Nicole Morris, Deputy City Recorder

**DATE:** 4/28/2025

---

**SUBJECT:**

Consideration of Approval of a New Liquor License Application for Oregon Wine Services and Storage

**RECOMMENDATION:**

Staff respectfully recommends the Council approve endorsement of the liquor license application for Oregon Wine Services and Storage.

**EXECUTIVE SUMMARY:**

Oregon Wine Services and Storage has submitted a new application under the liquor license category of distillery. This would permit them to make distilled spirits in Oregon and import and export distilled spirits into and out of Oregon. The business is located at 12085 SW Myslony Street. The application is in accordance with provisions of Ordinance No. 680-85 which establishes procedures for liquor license applicants. Applicants are required to fill out a City application form, from which a review by the Police Department is conducted, according to standards and criteria established in Section 6 of the ordinance. The Police Department has reviewed the new liquor license application and recommended approval. According to the provisions of Section 5 of Ordinance No. 680-85 a member of the Council or the public may request a public hearing on any of the liquor license requests. If such a public hearing request is made, a hearing will be scheduled and held on the license. It is important that any request for such a hearing include reasons for said hearing.

**FINANCIAL IMPLICATIONS:**

A fee has been paid by the applicant.

---

**ATTACHMENTS:**

- Vicinity Map
- Application



# CITY OF TUALATIN

## LIQUOR LICENSE APPLICATION

Return Completed form to:  
City of Tualatin  
Attn: Finance  
18880 SW Martinazzi Ave  
Tualatin, OR 97062

Date April 15, 2025

**IMPORTANT:** *This is a three-page form. You are required to complete all sections of the form.*  
If a question does not apply, please indicate N/A. Please include full names (last, first middle) and full dates of birth (month/day/year). Incomplete forms shall receive an unfavorable recommendation.  
**Thank you for your assistance and cooperation.**

### SECTION 1: TYPE OF APPLICATION

- ☒ Original (New) Application - \$100.00 Application Fee.  
☐ Change in Previous Application - \$75.00 Application Fee.  
☐ Renewal of Previous License - \$35.00 Application Fee. Applicant must possess current business license. License # \_\_\_\_\_  
☐ Temporary License - \$35.00 Application Fee. n/a

### SECTION 2: DESCRIPTION OF BUSINESS

Name of business (dba): Oregon Wine Services and Storage, LLC, dba Oregon Wine Services and Storage  
Business address 12085 SW Myslony St. City Tualatin State OR Zip Code 97062-8041  
Mailing address 50 Technology Court City Napa State CA Zip Code 94558  
Telephone # Allyssa Wickstrom 818-519-0176 Fax # \_\_\_\_\_  
Email allyssa.wickstrom@wineshipping.com

listing two warehouse managers

Name(s) of business manager(s) First

1) James  
2) Alex

Middle

1) Andrew  
2) Dominick

Last

1) Dibble  
2) Pulone

Type of business A section of the warehouse will be enclosed and used for storage for taxpaid bottled distilled spirits.

Type of food served n/a

Type of entertainment (dancing, live music, exotic dancers, etc.) none

Days and hours of operation Monday through Friday 7:00am to 5:00pm

Food service hours: Breakfast n/a Lunch n/a Dinner n/a

Restaurant seating capacity n/a Outside or patio seating capacity n/a

How late will you have outside seating? n/a How late will you sell alcohol? n/a

How many full-time employees do you have? <sup>5 full-time employees and 4 full-time temporary employees</sup> \_\_\_\_\_ Part-time employees? none

### SECTION 3: DESCRIPTION OF LIQUOR LICENSE

Name of Individual, Partnership, Corporation, LLC, or Other applicants Oregon Wine Services and Storage, LLC

Type of liquor license (refer to OLCC form) Distillery

Form of entity holding license (check one and answer all related applicable questions):

☐ **INDIVIDUAL:** If this box is checked, provide full name, date of birth, and residence address.

Full name \_\_\_\_\_ Date of birth \_\_\_\_\_

Residence address \_\_\_\_\_

☐ **PARTNERSHIP:** If this box is checked, provide full name, date of birth and residence address for each partner. If more than two partners exist, use additional pages. If partners are not individuals, also provide for each partner a description of the partner's legal form and the information required by the section corresponding to the partner's form.

Full name \_\_\_\_\_ Date of birth \_\_\_\_\_

Residence address \_\_\_\_\_

Full name \_\_\_\_\_ Date of birth \_\_\_\_\_

Residence address \_\_\_\_\_

☐ **CORPORATION:** If this box is checked, complete (a) through (c).

(a) Name and business address of registered agent.

Full name \_\_\_\_\_

Business address \_\_\_\_\_

(b) Does any shareholder own more than 50% of the outstanding shares of the corporation? If yes, provide the shareholder's full name, date of birth, and residence address.

Full name \_\_\_\_\_ Date of birth \_\_\_\_\_

Residence address \_\_\_\_\_

(c) Are there more than 35 shareholders of this corporation? Yes No. If 35 or fewer shareholders, identify the corporation's president, treasurer, and secretary by full name, date of birth, and residence address.

Full name of president: \_\_\_\_\_ Date of birth: \_\_\_\_\_

Residence address: \_\_\_\_\_

Full name of treasurer: \_\_\_\_\_ Date of birth: \_\_\_\_\_

Residence address: \_\_\_\_\_

Full name of secretary: \_\_\_\_\_ Date of birth: \_\_\_\_\_

Residence address: \_\_\_\_\_

☒ **LIMITED LIABILITY COMPANY:** If this box is checked, provide full name, date of birth, and residence address of each member. If there are more than two members, use additional pages to complete this question. If members are not individuals, also provide for each member a description of the member's legal form and the information required by the section corresponding to the member's form.

Full name: Wineshipping.com LLC (sole manager and 100% member of Oregon Wine Services and Storage, LLC) Date of birth: n/a

Residence address: 50 Technology Court, Napa, CA, 94558

Full name: \_\_\_\_\_ Date of birth: \_\_\_\_\_  
Residence address: \_\_\_\_\_

☒ **OTHER:** If this box is checked, use a separate page to describe the entity, and identify with reasonable particularity every entity with an interest in the liquor license.

#### SECTION 4: APPLICANT SIGNATURE

A false answer or omission of any requested information on any page of this form shall result in an unfavorable recommendation.

[Redacted Signature]

Signature of Applicant

April 15, 2025

Date

Allyssa Wickstrom, Chief Legal Officer

#### For City Use Only

Sources Checked:

☒ DMV by AB ☒ LEDS by AB ☒ TuPD Records by AB  
☒ Public Records by AB

☒ Number of alcohol-related incidents during past year for location.

☒ Number of Tualatin arrest/suspect contacts for \_\_\_\_\_

It is recommended that this application be:

☒ Granted

☐ Denied

Cause of unfavorable recommendation: \_\_\_\_\_

[Redacted Signature]

Signature

Greg Pickering  
Chief of Police  
Tualatin Police Department

4/17/25  
Date

**Oregon Wine Services and Storage, LLC**  
**Attachment to City of Tualatin Liquor License Application**  
**LIMITED LIABILITY COMPANY**

**Oregon Wine Services and Storage, LLC:**  
Wineshipping.com LLC - Sole manager and 100% member

**Wineshipping.com LLC**  
DTC Logistics, LLC - Sole manager and 100% member

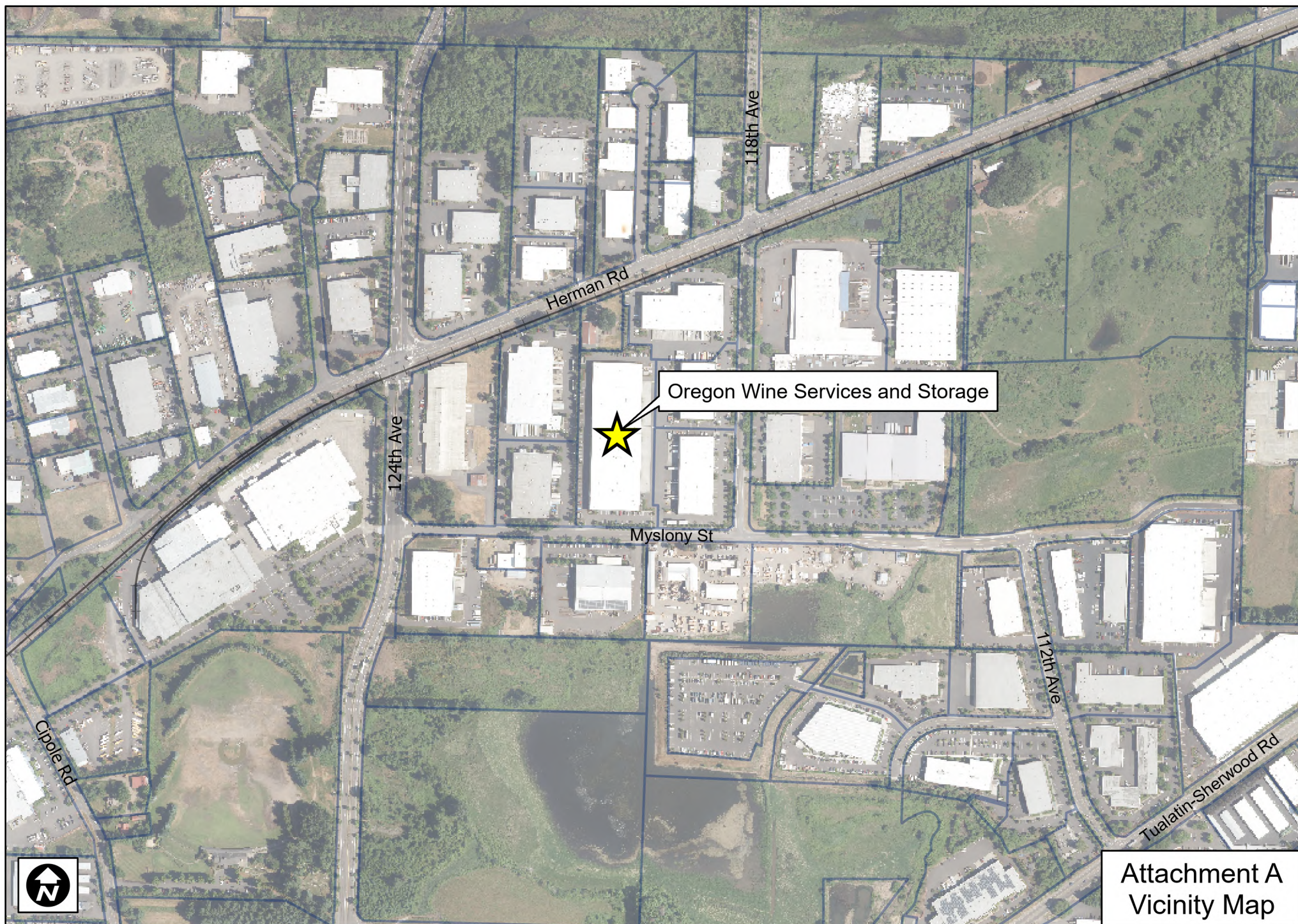
Randy Tucker, Chief Executive Officer

Brad Terry, Chief Financial Officer

Steve Silverman, Chief Operating Officer

Allyssa Wickstrom, Chief Legal Officer

Pawel Smolarkiewicz, Chief Experience and Innovation Officer





# CITY OF TUALATIN

## Staff Report

**TO:** Honorable Mayor and Members of the City Council

**THROUGH:** Sherilyn Lombos, City Manager

**FROM:** Nicole Morris, Deputy City Recorder

**DATE:** April 28, 2025

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**SUBJECT:**  
Consideration of Approval of Late Liquor License Renewal for 2025

**RECOMMENDATION:**  
Staff respectfully recommends the Council approve endorsement of the liquor license renewals for 2025 as listed in Attachment A.

**EXECUTIVE SUMMARY:**  
Annually, the Oregon Liquor Control Commission (OLCC) requires that all liquor licenses are renewed. According to the provisions of City Ordinance No. 680-85, establishing procedures for liquor license applicants, applicants are required to fill out a City application form, from which a review by the Police Department is conducted according to standards and criteria established in the Ordinance. The liquor license renewal applications are in accordance with all ordinances and the Police Department has conducted reviews of the applications.

According to the provisions of Section 5 of Ordinance No. 680-85 a member of Council or the Public may request a public hearing on any of the liquor license renewal requests. If such a public hearing request is made, a hearing will be scheduled and held on the license. It is important that any request for such a hearing include reasons for said hearing.

**FINANCIAL IMPLICATIONS:**  
A renewal fee of \$35 has been paid by each applicant.

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### ATTACHMENTS:

-Attachment A- Liquor License Late Renewals 2025

[illegible]



## CITY OF TUALATIN Staff Report

**TO:** Honorable Mayor and Members of the City Council

**THROUGH:** Sherilyn Lombos, City Manager

**FROM:** Bates Russell, Information and Maintenance Services Director  
Frank Butler, Network Administrator

**DATE:** April 28<sup>th</sup>, 2025

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**SUBJECT:**

Consideration of resolution no. 5874-25 authorizing the city manager to execute a grant agreement for a Metro Area Communications Commission grant; and appropriating special purpose revenues in the city's general fund during the FY 2024-25 budget.

**RECOMMENDATION:**

Staff recommends approval of Resolution 5874-25

**EXECUTIVE SUMMARY:**

In the Fall of 2024, the city applied for, and received, a grant from the Metro Area Communications Commission (MACC) for **\$30,000**. This grant is to complete the purchase of Web Application Firewall software, support, and licensing.

The city needs to authorize the acceptance of the unbudgeted grant through a council action. During the year the Council may authorize the acceptance of special purpose revenues, such as this, and the associated appropriations through a special purpose revenue budget adjustment resolution.

**OUTCOMES OF DECISION:**

Approval of Resolution No. 5874-25 authorizes the city manager to accept the grant funding, mid budget cycle, and places it into the City's general fund to be used for the network replacement.

**FINANCIAL IMPLICATIONS:**

This MACC grant will be bolstered by additional city funds and staff time for the total installation costs. These city funds are also eligible for grant funding in future grant cycles from the MACC.

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**ATTACHMENTS:**

Resolution No. 5874-25

RESOLUTION NO. 5874-25

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A GRANT AGREEMENT FOR A METRO AREA COMMUNICATIONS COMMISSION GRANT; AND APPROPRIATING SPECIAL PURPOSE REVENUES IN THE CITY'S GENERAL FUND DURING THE FY 2024-25 BUDGET.

WHEREAS, in the fall of 2024, the City applied for and received a grant from the Metro Area Communications Commission (MACC) for \$30,000; and

WHEREAS, the grant would allow the City to complete the purchase of Web Application Firewall software, support, and licensing; and

WHEREAS, ORS 294.338(2) authorizes the City Council to accept special purpose revenues, such as this, and the associated appropriations through a special purpose revenue budget adjustment resolution; and

WHEREAS, approval of Resolution No. 5874-25 authorizes the City Manager to accept the grant funding, mid budget cycle, and places it into the City's general fund to be used for the network replacement.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TUALATIN, OREGON, that:

**Section 1.** The City Manager is authorized to execute the MACC grant agreement with the MACC and make administrative modifications to the agreement to fully implement its intent.

**Section 2.** The City Manager is authorized and instructed to adjust the General Fund's budget to reflect receipt of the special purpose revenue and associated appropriation:

General Fund Revenues: \$30,000

General Fund Expenditures, Information Services: \$30,000.

**Section 3.** This resolution is effective upon adoption.

Adopted by the City Council this 24th day of April, 2025.

CITY OF TUALATIN, OREGON

BY \_\_\_\_\_  
Mayor

ATTEST:

BY \_\_\_\_\_  
City Recorder

APPROVED AS TO FORM

BY \_\_\_\_\_  
City Attorney



# CITY OF TUALATIN

## Staff Report

**TO:** Honorable Mayor and Members of the City Council

**THROUGH:** Sherilyn Lombos, City Manager

**FROM:** Mike McCarthy, City Engineer  
Greg Pickering, Chief of Police  
Kevin McConnell, City Attorney

**DATE:** April 28, 2025

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**SUBJECT:**

Consider Resolution No 5875-25 Authorizing the City Manager to Execute an Agreement with Washington County for Photo Enforcement Equipment Along Washington County Roads

**RECOMMENDATION:**

Staff Recommends Council authorize the City Manager to execute the agreement.

**EXECUTIVE SUMMARY:**

In 2009, the City of Tualatin entered into a Revocable License Agreement with Washington County for the installation of photo enforcement equipment in the right-of-way under the jurisdiction of Washington County. The City installed equipment to enforce red light violations at two intersections: 1) the intersection of Lower Boones Ferry Road with 72<sup>nd</sup> Avenue and Bridgeport Road, and 2) the intersection of Tualatin-Sherwood Road with Avery Street and 112<sup>th</sup> Avenue. This agreement replaces the 2009 agreement, which has expired. This is a general agreement; specific locations can be added or deleted by letter at the staff level.

The photo enforcement equipment has been removed from the intersection of Tualatin-Sherwood Road with Avery Street and 112<sup>th</sup> Avenue due to the County project to widen Tualatin-Sherwood Road. County staff have asked for this agreement to be updated before the equipment is reinstalled.

Under this agreement, the County would allow the City to place the photo enforcement equipment in the County right-of-way and provides red signal phase indication outputs that the equipment uses to enforce violations, but will not incur additional expenses due to the added City equipment. The City is responsible for providing and maintaining the equipment, including repairing damage from errant vehicles, etc., and is responsible for costs to keep the equipment operational – such as reinstalling loops in the pavement after the County repaves the road. The photo enforcement equipment is installed, maintained, and operated by Verra Mobility (formerly RedFlex) under a separate agreement with the City.

**OUTCOMES OF DECISION:**

Execution of this agreement allows installation of City photo enforcement in County right-of-way.

**FINANCIAL IMPLICATIONS:**

This agreement itself has no cost to the City. Costs for the installation, maintenance, and operation of the photo enforcement equipment are covered by a separate agreement between the City and Verra Mobility.

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**ATTACHMENTS:**

- Agreement

**REVOCABLE LICENSE AGREEMENT- PHOTO RED LIGHT/SPEED  
ENFORCEMENT  
Between  
WASHINGTON COUNTY  
And  
CITY OF TUALATIN**

THIS AGREEMENT is made and entered into by and between WASHINGTON COUNTY, OREGON, hereinafter referred to as "County"; and the CITY OF TUALATIN, hereinafter referred to as "Licensee," together the "Parties."

**ARTICLE I – RECITALS**

1. Washington County owns or controls certain property known as the right of way of County Roads located within the city limits of Tualatin. Infrastructure located within County property at signalized intersections includes poles, traffic signals, cabinets, wiring and associated facilities ("County Facilities").
2. Licensee wishes to place on and under the County property its Personal Property. Licensee's Personal Property shall include, but not be limited to cabinets, poles, equipment, detection loops, wiring and associated facilities for automated Photo Red Light/Speed enforcement.

**ARTICLE II – COUNTY OBLIGATIONS**

1. County hereby grants to Licensee a revocable license to place its Personal Property, described above, on and under the property owned or controlled by County and described as follows:  
  
The right of way, together with the County Facilities described in Appendix A below.
2. County's contact person to be responsible for coordination of this License with Licensee shall be: The County Engineer or designee. The County Engineer or designee shall have the authority to add any further conditions or limitations on the location, and placement of Licensee's Personal Property as well as have access to Licensee's Personal Property as reasonably necessary to prevent interference with County functions and preserve County property and equipment.
3. County shall make available the following services with regard to Licensee's Personal Property:

Provide red phase indication outputs from County owned and/or maintained signals.

### **ARTICLE III – LICENSEE OBLIGATIONS**

1. Licensee shall be solely responsible for its Personal Property, and shall keep said property neat, orderly, and in good repair. Licensee shall be responsible for all expenses associated with its Personal Property, including operation, testing, maintenance, repair, and replacement. Licensee shall be responsible for affixing its Personal Property to the County property in a secure and safe manner, and for maintaining its Personal Property in a safe condition.
2. Licensee shall, upon execution of this License, assign a contact person to be responsible for coordination of tasks under this Agreement with County and notify County's representative as soon as practicable.
3. Licensee shall be responsible for obtaining right-of-way permit, facilities permit, or any other permit or government approval required prior to performing any of the activities authorized by this License.
4. For intersections in which traffic signals or right of way are owned by or under the jurisdiction of others, Licensee shall obtain the necessary permits or approvals from those entities for installation of red light/speed cameras and related equipment on non-County property.
5. Any damage to Licensee Personal Property caused by work performed by the County or caused to be performed by the County in its ordinary course of business will be the responsibility of Licensee to repair or replace at its own expense.

### **ARTICLE IV – COMPENSATION**

1. There shall be no monetary compensation to either party under this License.

### **ARTICLE V – FACILITY LOCATIONS**

1. The Parties may identify and add additional locations and facilities within the City of Tualatin to this Agreement by written amendment to Appendix A of this License, or by following the provisions of this section.

2. Licensee may in writing request permission to add locations for its automated red light/speed photo enforcement program by letter from its contact person to the County Engineer. The letter shall state the County property locations requested, justification for selecting the location, include a plan and description of the Licensee's equipment, and reference this License. Upon review and signature of the letter by the County Engineer or designee, and issuance of a County Right of Way permit to Licensee for the installation, the letter shall constitute an addendum to this License with respect to the additional locations. All terms and provisions of this License shall apply to the additional approved locations.

## **ARTICLE VI – GENERAL PROVISIONS**

1. Laws of Oregon

The Parties agree to abide by all applicable laws and regulations regarding the handling and expenditure of public funds. This License shall be governed by the laws of the State of Oregon. All provisions required by ORS Chapter 279C to be included in public contracts are hereby incorporated by reference and made a part of this License, as if fully set forth herein.

2. COMPLIANCE WITH APPLICABLE LAW

The Parties shall comply with all federal, state and local laws and ordinances applicable to the work performed under the contract including, but not limited to the following, as applicable: Title VI of the Civil Rights Act of 1964, Section V of the Rehabilitation Act of 1973, the Americans with Disabilities Act of 1990 (Pub L No. 101-336), ORS 659A.142 and all regulations and administrative rules established pursuant to those law, and all other applicable requirements of federal and state civil rights and rehabilitation statutes, rules and regulations.

3. Default

Either party shall be deemed to be in default if it fails to comply with any material provision of this License. Time is of the essence in the performance of any of the obligations within this License. Complaining party shall provide the other party with written notice of default and allow thirty (30) days within which to cure the defect or other such time to cure as agreed. Failure to cure a defect within the allowed timeframe shall constitute a material breach of this License.

4. Liability; Indemnification

The County shall have no liability to Licensee for the loss of or damage to its personal property that is subject to this License Agreement, as a result of the actions of third persons. Licensee shall defend, indemnify and hold harmless County, including its officers, employees, agents, and representatives, from and against all claims, demands, and causes of actions and suits of any kind or nature for personal injury, death, or damage to property on account of or arising out of its acts or omissions under this License, and the installation, operation, repair and use of its Personal Property in accordance with ORS 810.434-436. Licensee's defense and indemnification obligations under this paragraph shall be subject to the provisions of the Oregon Tort Claims Act, ORS 30.265 through 30.300.

5. Modification of Agreement

No waiver, consent, modification, or change of terms of this License shall bind either party unless in writing and signed by both Parties. Such waiver, consent, modification, or change, if made, shall be effective only in specific instances and for the specific purpose given.

6. Severability

If any terms or provisions of this License or the application thereof to an person or circumstance shall, to any extent, be determined by a court to be invalid or unenforceable, the remainder of this License and the application of those terms and provisions shall not be affected thereby and shall be valid and enforceable to the fullest extent permitted by law.

7. Nondiscrimination

No person shall be denied or subjected to discrimination in receipt of the benefits of any services or activities made possible by or resulting from this License on the grounds of race, color, religion, gender, sexual orientation, national origin, disability, age, or martial status. Any violation of this provision shall be considered a material breach and shall be grounds for cancellation, termination, or suspension in whole or in part by the County.

8. Integration

This License includes the entire agreement of the parties and supersedes any prior discussions or agreements regarding the same subject. There are no understandings, agreements, or representations, oral or written, not specified herein regarding this contract.

## **ARTICLE VII – TERM OF LICENSE**

1. This License shall commence and be effective upon execution and shall continue in perpetuity unless this is revoked as provided herein.
2. Notwithstanding any other provision of this License County may, in its sole discretion, terminate this License without cause, and require Licensee to cease operation, and remove its personal property within ninety (90) business days. In the event multiple locations are included in this License, County may exercise its right to terminate under this section as to one or more of the individual locations.

IN WITNESS WHEREOF, the Parties hereto have set their hands and affixed their seals as of the day and year hereinafter written.

DONE AND DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

## **APPENDIX A – FACILITY LOCATIONS**

**WASHINGTON COUNTY, OREGON**

**LICENSEE – CITY OF TUALATIN**

By: \_\_\_\_\_

By: \_\_\_\_\_

Title: \_\_\_\_\_

Title: \_\_\_\_\_

RESOLUTION NO. 5875-25

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH WASHINGTON COUNTY FOR PHOTO RED LIGHT/SPEED ENFORCEMENT EQUIPMENT ALONG WASHINGTON COUNTY ROADS

WHEREAS, in 2009, the City entered into a revocable license agreement with Washington County for the installation of photo enforcement equipment in right of way under the jurisdiction of Washington County; and

WHEREAS, the photo enforcement equipment which was installed at the intersection of Tualatin-Sherwood Road with Avery Street and 112<sup>th</sup> Avenue was removed due to a County road-widening project; and

WHEREAS, this Revocable Photo Red Light/Speed Enforcement License Agreement replaces the expired 2009 agreement and authorizes the City to place photo red light/speed enforcement equipment in County right of way.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TUALATIN, OREGON, that:

**Section 1.** The City Council authorizes the City Manager to execute the attached Revocable Photo Red Light/Speed Enforcement License Agreement with Washington County.

**Section 2.** This resolution is effective upon adoption.

Adopted by the City Council this 28th day of April, 2025.

CITY OF TUALATIN, OREGON

BY \_\_\_\_\_  
Mayor

APPROVED AS TO FORM

ATTEST:

BY \_\_\_\_\_  
City Attorney

BY \_\_\_\_\_  
City Recorder



# CITY OF TUALATIN

## *Staff Report*

**TO:** Honorable Mayor and Members of the City Council

**THROUGH:** Sherilyn Lombos, City Manager

**FROM:** Bryce Donovan, Engineering Associate  
Mike McCarthy, City Engineer

**DATE:** April 28, 2025

**SUBJECT:**

Consideration of Resolution No. 5876-25 Awarding and Authorizing the City Manager to Execute a Professional Services Agreement with Otak, Inc. for Martinazzi Sewer Trunk Upsizing (Priorities 3 & 4) - Engineering and Construction Management.

**RECOMMENDATION:**

Staff recommends that Council approve the resolution awarding and allowing the City Manager to execute the above-referenced contract with Otak, Inc. in the amount of \$645,798.10.

**EXECUTIVE SUMMARY:**

This project combines the final two phases of project SS-11: South Martinazzi Trunk, identified in the 2019 Tualatin Sewer Master Plan. It will upsize approx. 2,740 linear feet (LF) of existing 12-inch sanitary sewer main to 15-inch, and repair or replace 16 manholes as needed. The South Martinazzi Trunk is being upsized to improve flow capacity associated with future development of the eastern portion of the Basalt Creek Planning Area in the southern part of the city. This agreement would retain a professional consultant to provide engineering services for this project.

The City issued a qualifications-based solicitation that was advertised in the Daily Journal of Commerce on January 10, 2025. Three proposals were received before the February 6, 2025 submission deadline. Otak, Inc. submitted the highest-ranked proposal for the project, and submitted a pricing proposal in the amount of \$645,798.10. This figure consists of engineering and construction management services.

**OUTCOMES OF DECISION:**

Adopting the resolution and authorizing contract execution would allow this project to proceed.

**FINANCIAL IMPLICATIONS:**

Funds for this project are available in the Sewer Operating Fund.

**ATTACHMENTS:**

- Resolution No. 5876-25 Awarding and Authorizing Agreement

RESOLUTION NO. 5876-25

A RESOLUTION AWARDING AND AUTHORIZING THE CITY MANAGER TO EXECUTE  
A PROFESSIONAL SERVICES AGREEMENT WITH OTAK, INC. FOR MARTINAZZI  
SEWER TRUNK UPSIZING (PRIORITIES 3 & 4) - ENGINEERING AND  
CONSTRUCTION MANAGEMENT

WHEREAS, the above-referenced project was advertised on January 10, 2025 in the *Daily Journal of Commerce* and the City requested qualifications-based proposals for consultants in support of its capital improvement program;

WHEREAS, three proposals were received prior to the February 6, 2025 submission deadline;

WHEREAS, Otak, Inc. submitted the highest-ranked proposal for the project, and submitted a pricing proposal in the amount of \$645,798.10; and

WHEREAS, there are funds budgeted for this project in the Sewer Operating Fund.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TUALATIN, OREGON, that:

**Section 1.** Otak, Inc. is hereby awarded a contract for Martinazzi Sewer Trunk Upsizing (Priorities 3 & 4) - Engineering and Construction Management.

**Section 2.** The City Manager is authorized to execute a contract with Otak, Inc. in the amount of \$645,798.10.

**Section 3.** The City Manager, or the City Manager's designee, is authorized to execute Change Orders totaling up to 10% of the original contract amount.

**Section 4.** This resolution is effective upon adoption.

Adopted by the City Council this 28<sup>th</sup> day of April, 2025.

ATTEST:

CITY OF TUALATIN, OREGON

BY \_\_\_\_\_  
City Recorder

BY \_\_\_\_\_  
Mayor



# CITY OF TUALATIN

## Staff Report

**TO:** Honorable Mayor and Members of the City Council

**THROUGH:** Sherilyn Lombos, City Manager

**FROM:** Bert Olheiser, Street/Sewer/Storm Manager  
Rachel Sykes, Public Works Director

**DATE:** April 28, 2025

**SUBJECT:**

Consideration of Resolution No. 5877-25 Authorizing the City Manager to Amend and Extend a Contract for Street Sweeping Operations with Great Western Sweeping.

**RECOMMENDATION:**

Staff recommends that Council approve the resolution to allow the City Manager to execute a contract amendment and extension with Great Western Sweeping.

**EXECUTIVE SUMMARY:**

Street sweeping services play a crucial role in maintaining the cleanliness and safety of city streets and stormwater infrastructure. Provision of street sweeping on all streets with curb and gutter is a requirement imposed by DEQ's Municipal Separate Storm Sewer System Permit (MS4), which is held by Clean Water Services on behalf of the City of Tualatin.

Great Western Sweeping currently provides monthly sweeping services for all City roadways under a contract awarded through a competitive Request for Proposals (RFP) in 2023. In September 2024, the City Council authorized a one-year extension through June 30, 2025, via Resolution No. 5808-24, in the amount of \$450,000 plus a 10% contingency. To accommodate an unanticipated increased level of service activity over the current contract term, staff is requesting a revision to the contingency amount, increasing it from 10% to 15% to reflect operational needs.

Staff also recommends extending the contract for one additional year, through June 30, 2026, as permitted by the original RFP. The proposed contract extension is in the amount of \$500,000 and is intended to support continued service delivery and regulatory compliance.

**OUTCOMES OF DECISION:**

Adopting the resolution and authorizing an increase to the current contract authorization and a contract extension would allow the City to retain the services of a street sweeper contractor and to remain in compliance with Clean Water Services' regulations.

**FINANCIAL IMPLICATIONS:**

Street Sweeping Operations will be funded from the Road Operating Fund, Storm Operating Fund, General Fund, and Core Area Parking Fund.

**ATTACHMENTS:**

- Resolution No. 5877-25 Authorizing Contract Extension

RESOLUTION NO. 5877-25

A RESOLUTION AUTHORIZING THE CITY MANAGER TO AMEND AND  
EXTEND A CONTRACT FOR STREET SWEEPING OPERATIONS WITH  
GREAT WESTERN SWEEPING.

WHEREAS, in July of 2023, the City issued a publicly advertised request for competitive sealed proposals for street sweeping operations;

WHEREAS, Great Western Sweeping submitted the highest-scoring proposal for the project, and on September 25, 2023, the Council authorized an award of a one-year contract to Great Western Sweeping;

WHEREAS, on September 23, 2024, the Council authorized a one-year contract extension through June 30, 2025, in the amount of \$450,000, plus a 10% contingency;

WHEREAS, the Public Works Department recommends increasing the contingency amount to 15% to reflect service needs;

WHEREAS, Great Western Sweeping has provided satisfactory services and the City wishes to extend the contract for one additional year, in the amount of \$500,000;

WHEREAS, there are funds budgeted for this project in the Road Operating Fund, Storm Operating Fund, General Fund, and Core Area Parking Fund.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TUALATIN, OREGON, that:

**Section 1.** The City Manager, or designee, is authorized to execute change orders on the contract extension ending June 30, 2025, in an amount not to exceed 15% of the contract (\$517,500 total authorization);

**Section 2.** The City Manager is authorized to execute a one-year contract extension with Great Western Sweeping for street sweeping services through June 30, 2026, in the amount of \$500,000;

**Section 3.** The City Manager, or designee, is authorized to execute change orders on the 2026 contract extension in an amount not to exceed 10% of the contract value; and

**Section 4.** This resolution is effective upon adoption.

Adopted by the City Council this 28<sup>th</sup> day of April, 2025.

ATTEST:

BY \_\_\_\_\_  
City Recorder

CITY OF TUALATIN, OREGON

BY \_\_\_\_\_  
Mayor

RESOLUTION NO. 5878-25

A RESOLUTION AUTHORIZING THE CITY MANAGER TO ACCEPT GRANT FUNDS FROM WASHINGTON COUNTY TO ASSIST IN RETAIL THEFT ENFORCEMENT.

WHEREAS, the Washington County District Attorney's Office has offered to grant the City of Tualatin reimbursement funds for the overtime costs of performing retail theft enforcement missions in the City of Tualatin;

WHEREAS, the City of Tualatin desires to participate in this funding program for the purpose of deterring, combating, and prosecuting thefts from retail stores in Tualatin.

WHEREAS, the Council finds it is in the public interest to accept the grant funds;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TUALATIN, OREGON that:

**Section 1.** The City Manager or designee is authorized to accept grant funding from Washington County for the purpose of reimbursing the costs of conducting retail theft enforcement missions in the City of Tualatin.

**Section 2.** The City Manager or designee is authorized to execute the grant agreement, which is attached, as well as any and all documents necessary to effectuate the award.

**Section 3.** This Resolution is effective upon adoption.

INTRODUCED AND ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 2025.

CITY OF TUALATIN OREGON

BY \_\_\_\_\_  
Mayor

APPROVED AS TO LEGAL FORM

ATTEST

BY \_\_\_\_\_  
City Attorney

BY \_\_\_\_\_  
City Recorder

**INTERGOVERNMENTAL AGREEMENT BETWEEN WASHINGTON COUNTY, OREGON, THE CITY OF BEAVERTON, THE CITY OF FOREST GROVE, THE CITY OF HILLSBORO, THE CITY OF TIGARD, THE CITY OF TUALATIN, AND THE CITY OF SHERWOOD, relating to the REIMBURSEMENT OF OVERTIME COSTS FOR ORGANIZED RETAIL THEFT OPERATIONS**

This Agreement is entered into by and between Washington County, a home-rule county and political subdivision of the State of Oregon (hereinafter County), the City of Beaverton (hereinafter Beaverton), the City of Forest Grove (hereinafter Forest Grove), the City of Hillsboro (hereinafter Hillsboro), the City of Tigard (hereinafter Tigard), the City of Tualatin (hereinafter Tualatin), and the City of Sherwood (hereinafter Sherwood), each city being a municipal corporation of the State of Oregon, collectively, "the parties," pursuant to the authority granted in ORS Chapter 190.

WHEREAS, County obtained grant funds from the Oregon Criminal Justice Commission (hereinafter CJC) to deter, combat, and prosecute organized retail theft occurring throughout Washington County, Oregon. The purpose of this Agreement is to coordinate focused law enforcement actions, including executing joint operations at frequently targeted retail locations at random intervals throughout Washington County; to expand law enforcement's ability to book and lodge shoplifters in jail for crimes committed in Washington County; to identify fencing organizations during retail theft operations; and to reimburse law enforcement agencies for overtime costs incurred as a result of retail theft operations; and

WHEREAS, the County and the Cities possess the power and legal authority to provide police services within the territorial boundaries of Washington County;

WHEREAS, the parties desire to enter into an Agreement regarding the disbursement of CJC grant funds for joint operations combating organized retail theft.

NOW, THEREFORE, pursuant to ORS 190.010, the parties hereby agree:

**1. Law Enforcement Services.** For the term of this contract:

- a. The parties' law enforcement agencies will organize missions involving local law enforcement and retail partners to identify and apprehend shoplifters and other offenders at defined locations and times in Washington County. Target locations and times will be determined by the participating law enforcement agencies. Each mission will not exceed 10 hours and involve no more sworn personnel than what is reasonable according to each mission's requirements.
- b. Each mission will have a host agency and designate a Team Commander for the mission. The Team Commander is responsible for organizing and supervising the missions in their jurisdiction, which includes collaborating with participating law enforcement agencies to ensure missions are properly staffed and assigning tasks to officers participating in the mission.
- c. Peace officers, as defined in ORS 161.015(4), participating in these missions will primarily be working in an overtime status to minimize staffing impacts to normal law enforcement operations. If the host agency is unable to fully staff their mission, the host agency will request staffing support from task force members. Peace officers from non-host agencies should also be working in an overtime status.
- d. Team Commanders must coordinate with the Washington County Sheriff's Office Jail Division (hereinafter Jail) at least two weeks prior to the mission. The Jail will ensure it

has sufficient staffing to book persons arrested during these missions. If requested by the Team Commander, the Jail will also provide prisoner transport services in support of these missions.

- e. Team Commander should ensure that the maximum number of individuals arrested during these missions are booked at the Jail. The Jail will use existing criteria to determine if the arrestee will be lodged or released.
  - f. If requested by the entity in control of a premises impacted by the mission, the Team Commander or designee will coordinate the towing of a vehicle associated with a person arrested during the mission.
  - g. For each mission, the Team Commander or designee will track the total number of staff deployed, the total hours each peace officer worked during the mission, and total number of individuals stopped, arrested, or cited. For each individual stopped, arrested, or cited, the Team Commander or designee shall keep a record that includes the agency case number; referred charges; number, description, and value of items recovered; and a notation if the individual was linked to any fencing operations. These records shall be sent to the Washington County District Attorney's Office within fourteen days after the completion of each mission.
2. **Service Costs.** Service costs related to section 1 will be charged at the actual cost of the peace officer's services, up to the agency's hourly, flat rate as provided below:
- a. Participating law enforcement agencies will submit an invoice to the Washington County District Attorney's Office with supporting documentation for the incurred costs. The County will then disburse grant funds directly to the law enforcement agency.
  - b. The County will provide reimbursement to participating law enforcement agencies up to the amount of allocated grant funds. Once the allocated grant funds are exhausted, any incurred expenses will be the responsibility of the participating law enforcement agencies.
  - c. Maximum reimbursement amounts:
    - i. Beaverton Police Department: \$141.02
    - ii. Hillsboro Police Department: \$140.00
    - iii. Tigard Police Department: \$143.00
    - iv. Washington County Sheriff's Office: \$180.01
3. **Meeting.** The Washington County District Attorney's Office and the Team Commanders, or assigned designee, for each participating law enforcement agency will meet within 30 days after each mission to debrief. At the meetings the Team Commander, or assigned designee, for the agency involved in the previous mission will provide arrest numbers and cost expenditure to the Washington County District Attorney's Office.
4. **Decision and Policy-Making Authorities.** The participating law enforcement agencies will provide the services identified in section 1 above. The respective authorities of the Washington County District Attorney's Office and the participating law enforcement agencies that make operational decisions and develop and implement policies in this regard shall be governed by the following guidelines:
- a. **Mission Operations.** The Team Commanders will be responsible for ensuring operations are being conducted within the intent of this Agreement. Officers working each mission will be provided assignments by the Team Commander of that mission.

- b. General Orders Policies and Procedures. All employees of participating law enforcement agencies acting under this Agreement will remain subject to all of their departments' policies, procedures, and general orders.

**5. Responsibility for Personnel and Equipment.**

- a. Control of Personnel. Control of personnel, standards of performance, discipline, and all other aspects of performance shall be governed entirely by the participating law enforcement agencies. Allegations of misconduct by officers shall be investigated in accordance with the participating law enforcement agencies' policies.
- b. Liabilities. The participating law enforcement agencies shall be responsible for the salary, wages, benefits and any other compensation, including Workers Compensation benefits for officers assigned to perform services under this Agreement.
- c. Existing Equipment. Equipment, including but not limited to uniforms and firearms, shall be provided by the participating law enforcement agencies. Any participating law enforcement agency may assign officers any capital equipment for such times and under such restrictions as it deems appropriate. Such equipment shall not be considered a team asset of the contributing agency. Each participating law enforcement agency will be responsible for the maintenance and repair or replacement of their equipment assigned to officers during a mission.
- d. Allocation of New Equipment. The County will allocate equipment obtained through the grant funds between participating law enforcement agencies. Ownership of any equipment will be determined by the Washington County District Attorney's Office. Each participating law enforcement agency will be responsible for the maintenance and repair or replacement of their allocated equipment.
- e. Beaverton Police Digital Forensics Services. Beaverton Police Department will invoice the Washington County District Attorney's Office for the Magnet Training Annual Pass before June 30, 2025. The County will disburse grant funds to the City of Beaverton up to \$6,495.00. The Beaverton Police Department will provide digital forensics services in support of retail theft missions as needed and as resources allow.
- f. Tigard Police Automated License Plate Reader System. Tigard Police Department will invoice the Washington County District Attorney's Office for the purchase, installation, and associated software fees for Flock Safety cameras in the area surrounding Washington Square Mall. Any contract for materials and services will be the responsibility of Tigard to execute. The County will reimburse Tigard up to \$58,400.00 for the purchase and installation of said cameras.

**6. Indemnification.**

- a. During the time that any responding agency's employees are providing mutual aid to a requesting agency, employees of a responding agency shall be considered agents of the requesting agency, and the requesting agency must defend and indemnify the responding agency, the responding agency's employees and the municipal body the employee works for against any and all claims, actions, suits, or demands arising from or related to the provision of mutual aid pursuant to this Agreement. The obligation to defend and indemnify shall be consistent with ORS 30.285 and the exceptions contained therein.

**7. Termination Process.** Any party may initiate a process to terminate this Agreement as follows:

- a. Notice of Termination. If any party wishes to terminate this Agreement, they shall provide all other parties with a 60-day written notice of intent to terminate the Agreement.
  - b. Failure to Pay. Interest Charge, and Termination. In the event the County fails to make a monthly payment within 60 days of billing, the participating law enforcement agencies may charge an interest rate of no more than nine (9) percent interest. In addition, in the event the County fails to make a monthly payment within 120 days of billing or fails to pay or negotiate a resolution of a disputed portion of a bill within 120 days of billing, the participating law enforcement agencies may terminate this Agreement.
  - c. Payment of Costs Upon Termination. Upon termination of this Agreement between the Parties, the County is obligated to pay all incurred costs by the termination date.
    - i. The participating law enforcement agencies will not charge interest on any disputed portion of a bill so long as the County pays the non-disputed portion of the bill within the 120- day time frame outlined above.
  - d. Payments Subject to Availability of Funds. All expenses paid pursuant to this Agreement will be paid from grant funds awarded by the Oregon Criminal Justice Commission (CJC). The County was awarded \$1,545,487.00 under CJC Agreement Number ORT-25-17. The County will not be obligated to pay any expenses incurred pursuant to the Agreement with general funds. If funds are withheld by the CJC, the County will promptly notify the parties.
8. **Duration**. This Agreement is retroactively effective as of September 1, 2024 upon authorization and signature by all parties. The term of this Agreement is September 1, 2024 to Midnight, July 1, 2025. This Agreement may be renewed for additional terms upon written agreement and signed by all parties.
9. **Amendments**. Only written instruments authorized by the governing body of each participating jurisdiction may amend or otherwise alter this Agreement.
10. **Agreement Administration**.
  - a. Agreement Administrators. The Team Commander or a designee for each participating law enforcement agency shall serve as agreement administrators to review agreement performance and resolve operational problems.
  - b. Referral of Unresolved Problems. The Team Commander shall refer any police service operational problem, which cannot be resolved, to the participating law enforcement agencies' second in command. The Washington County District Attorney's Office and the law enforcement agencies' second in command shall meet as necessary to resolve such issues.
  - c. Agreement Dispute Issues. Agreement dispute issues involving Agreement language interpretation, cost, and other non-operational matters shall be referred to the Washington County District Attorney's Office and the Team Commander.
  - d. Audits. The records and documents with respect to all matters covered by this Agreement shall be subject to inspection, review or audit by any party during the term of this Agreement and three years after its termination.
11. **Third Party Beneficiaries**. The Parties, as defined above, are the only parties to this contract and are the only parties entitled to enforce its terms. Nothing in this contract gives, or is intended to give, or shall be construed to give or provide any benefit or right, whether directly or indirectly,

to any third party unless such person is individually identified by name herein and expressly described as intended beneficiaries of this contract.

12. **Written Notice.** Any notice of change, termination or other communication having a material effect on this Agreement shall be upon the Washington County District Attorney's Office and the participating law enforcement agencies' agency head or City Manager, and either hand-delivered or by certified or registered mail, postage prepaid. Except as provided in this Agreement, it is agreed that thirty calendar days shall constitute reasonable notice for the exercise of any right, except termination, in the event that applicable law specifically requires such notice.
13. **Governing Law. Venue.** This Agreement shall be governed by and construed in accordance with the laws of the State of Oregon without regard to the principles of conflicts of law. Any claim, action, suit or proceeding (collectively, "Claim") shall be brought and conducted solely within the Washington County Circuit Court for the State of Oregon; provided, however that if a Claim is brought in a federal forum, it shall be brought and maintained within the United States District Court for the District of Oregon, Portland Division.
14. **Force Majeure.** No party shall be held responsible for delay or default caused by pandemic, fire, riot, acts of God, terrorism, or acts of war where such cause was beyond reasonable control.
15. **Survival.** The terms, conditions, representations and all warranties contained in this Agreement shall survive the termination or expiration of this Agreement.
16. **Counterparts.** This Agreement may be executed in several counterparts, each of which shall be an original, each of which shall constitute one and the same instrument.
17. **Warranties.** The parties represent and warrant that they have the authority to enter into and perform. this Agreement, and that this Agreement, when executed, shall be a valid and binding obligation enforceable in accordance with its terms.
18. **Entire Agreement and Waiver of Default.** The parties agree that this Agreement is the complete expression of the terms hereto and any oral or written representations or understandings not incorporated herein are excluded. All parties recognize that time is of the essence in the performance of the provisions of this Agreement. Waiver of any default shall not be deemed to be a waiver of any subsequent default. Waiver or breach of any provision of the Agreement shall not be deemed to be a waiver of any other or subsequent breach and shall not be construed to be a modification of the terms of the Agreement unless stated to be such through written approval of all parties, which shall be attached to the original Agreement.
19. **Signatory Authority to Enter into Agreement.** Each person signing this Agreement hereby represents to all other signatories that they are duly authorized by their unit of local government to enter into the Agreement.

IN WITNESS WHEREOF, the parties have executed this Agreement on the dates listed below.



# CITY OF TUALATIN

## *Staff Report*

**TO:** Honorable Mayor and Members of the City Council

**THROUGH:** Sherilyn Lombos, City Manager

**FROM:** Rich Mueller, Parks Planning and Development Manager  
Kira Hein, Project Manager

**DATE:** April 28, 2025

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**SUBJECT:**

Consideration of Resolution No. 5879-25 Awarding a Contract for Construction of Little Woodrose Park Rehabilitation Project.

**RECOMMENDATION:**

Staff recommends Council adopt Resolution No. 5879-25 to rehabilitate Little Woodrose Park entranceways, stairs and trail.

**EXECUTIVE SUMMARY:**

The Council adopted 2019 Parks and Recreation Master Plan demonstrated a need to rebuild trail, entry, and stairways through the park and entryways, and improve overall ADA access as part of trail improvements. This rehabilitation construction project addresses improvements to all of these items.

The construction contract was advertised in the Daily Journal of Commerce on March 31, 2025. Two responsive bids were received before the bid period closed on April 15, 2025. Turney Excavating, Inc. submitted the lowest responsible bid for the project in the amount of \$330,732.50. There are Park Utility Fee funds budgeted for this project in the 2024-2025 Fiscal Year.

**OUTCOMES OF DECISION:**

Adopting the resolution and authorizing contract execution would allow construction of Little Woodrose Park rehabilitation project to proceed.

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**Attachments:**

Resolution No. 5879-25

RESOLUTION NO. 5879-25

A RESOLUTION AWARDDING A CONTRACT FOR CONSTRUCTION  
OF LITTLE WOODROSE PARK REHABILITATION PROJECT

WHEREAS, the above-referenced project was advertised on March 31, 2025 in the *Daily Journal of Commerce* and the City requested competitive sealed bids as part of its capital improvement program;

WHEREAS, two responsive bids were received prior to the close of the bid period on April 15, 2025;

WHEREAS, Turney Excavating, Inc. submitted the lowest responsible bid for the project in the amount of \$330,732.50; and

WHEREAS, this project aligns with the Council adopted 2019 Parks and Recreation Master Plan, which was the result of extensive community engagement; and

WHEREAS, there are funds budgeted for this project in the 2024-2025 Fiscal Year.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TUALATIN, OREGON, that:

**Section 1.** Turney Excavating, Inc. is hereby awarded a contract for Little Woodrose Park Rehabilitation Project.

**Section 2.** The City Manager is authorized to execute a contract with Turney Excavating, Inc. in the amount of \$330,732.50.

**Section 3.** The City Manager, or the City Manager's designee, is authorized to execute Change Orders totaling up to 10% of the original contract amount.

**Section 4.** This resolution is effective upon adoption.

Adopted by the City Council this 28<sup>th</sup> day of April, 2025.

ATTEST:

CITY OF TUALATIN, OREGON

BY \_\_\_\_\_  
City Recorder

BY \_\_\_\_\_  
Mayor



# Tualatin Food Pantry

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# About US

Tualatin Food Pantry (TFP) is a community organized food bank and is a Partner Agency of the Oregon Food Bank.

We operate with a staff of 1.875 FTE and a dedicated team of regular and occasional volunteers. The Pantry is overseen by a 6-person Board of Directors.

We have a 9,000 square foot space in the lower-level of the Rolling Hills Community Church.

TFP serves clients 4 days per week for a total of 13 hours. Volunteers are on site 5 days and contribute over 750 volunteer hours per month.

We serve individuals living in Durham, Lake Oswego, Tualatin, West Linn & Wilsonville. Beginning August 1, we will serve individuals from anywhere in OR.

# About US

Clients can access our services twice in a calendar month. This is in addition to any bonus events that we may have such as Holiday Food Boxes.

Clients receive about 5 days worth of food and personal supplies. We are one of the few pantries in the area that routinely stocks milk, eggs, frozen meats and foods, and cooler items.

It is our goal that during each visit each family will receive 1 gallon of milk and 1 dozen eggs.

# The Client Experience

We are considered a low-barrier service provider. New clients need to live in our service area but do not need to show proof of income or residency to receive services.

Clients' check-in for our volunteer coordinator. If it's their first visit, a profile will be created.

Clients have the option to shop in-person in our Pantry (like a grocery store) or pick-up a pre-packed box. All pre-packed boxes, contain the same items that are available in Pantry.

We strive to have three or four people shopping at one time in order to keep an orderly flow in the Pantry.

# The Client Experience

Clients are provided a shopping cart and a color-coded family size paper. Each section of the Pantry allocates items based on family size.

The Pantry is laid out similar to a grocery store – produce, bread, canned goods are sorted by food category, etc. This allows us to provide clients with a similar experience as to shopping at a store while helping keep the Pantry organized.

Volunteers are stationed throughout the Pantry to answer questions and re-stock shelves.

# Where Our Food Comes From



Oregon Food Bank



Grocery Store Donations



Community Food Drives/Donations



Locally Grown Produce

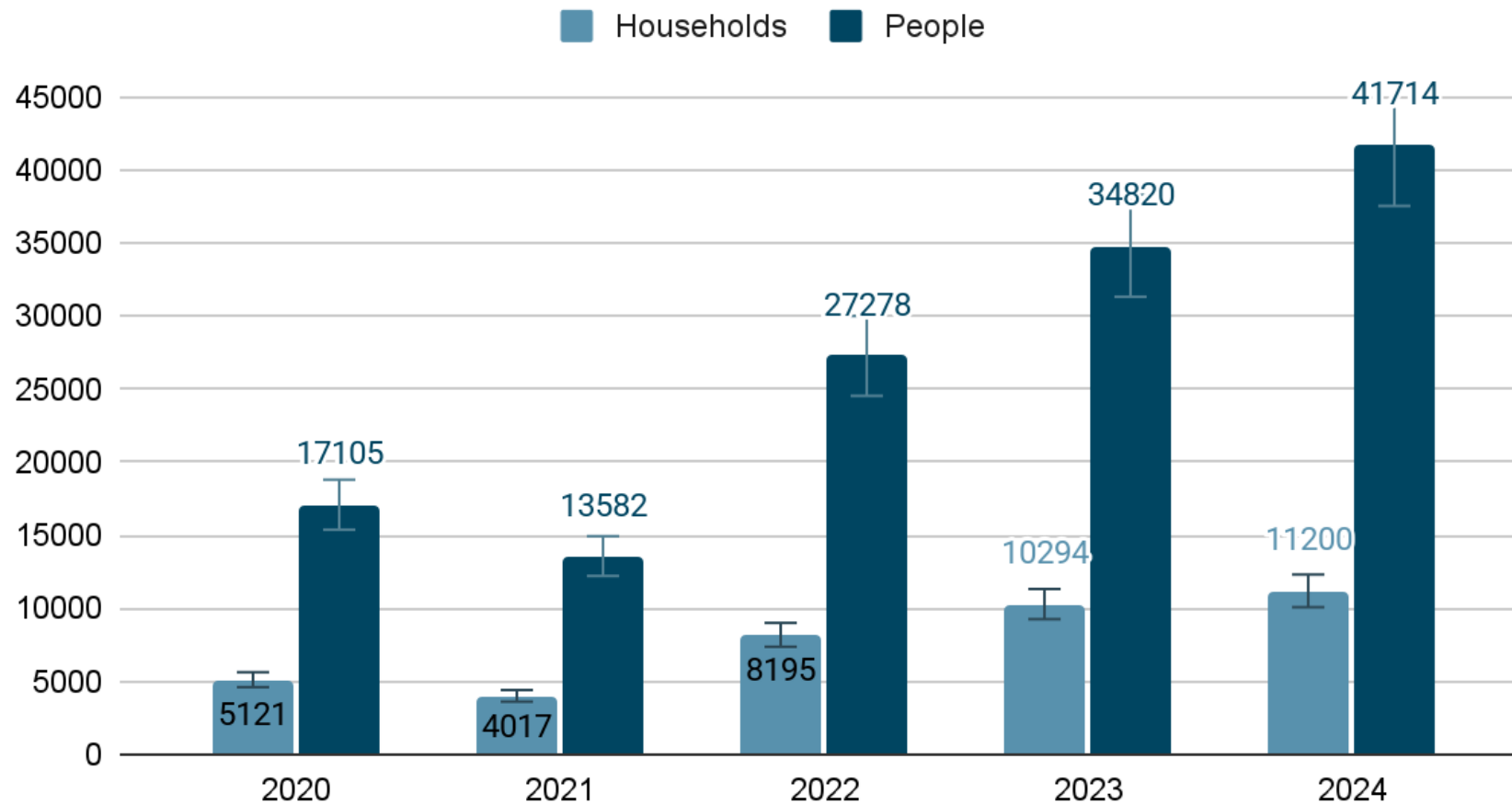


Purchased



# Households vs Clients served

## TFP Service Impact



Our Q1 2025 trends show that we are serving over 1,050 households per month (over 4,000 people).

# How You Can Help

Share our posts.

Volunteer your time.

Organize a  
food drive.

Make a tax-deductible  
donation.



# Thank you!

Questions:  
[danielle@tualatinfoodpantry.org](mailto:danielle@tualatinfoodpantry.org)



## STATE OF THE DISTRICT

# TOPICS

**Wildfire Deployments**

**2024 Response Snapshot**

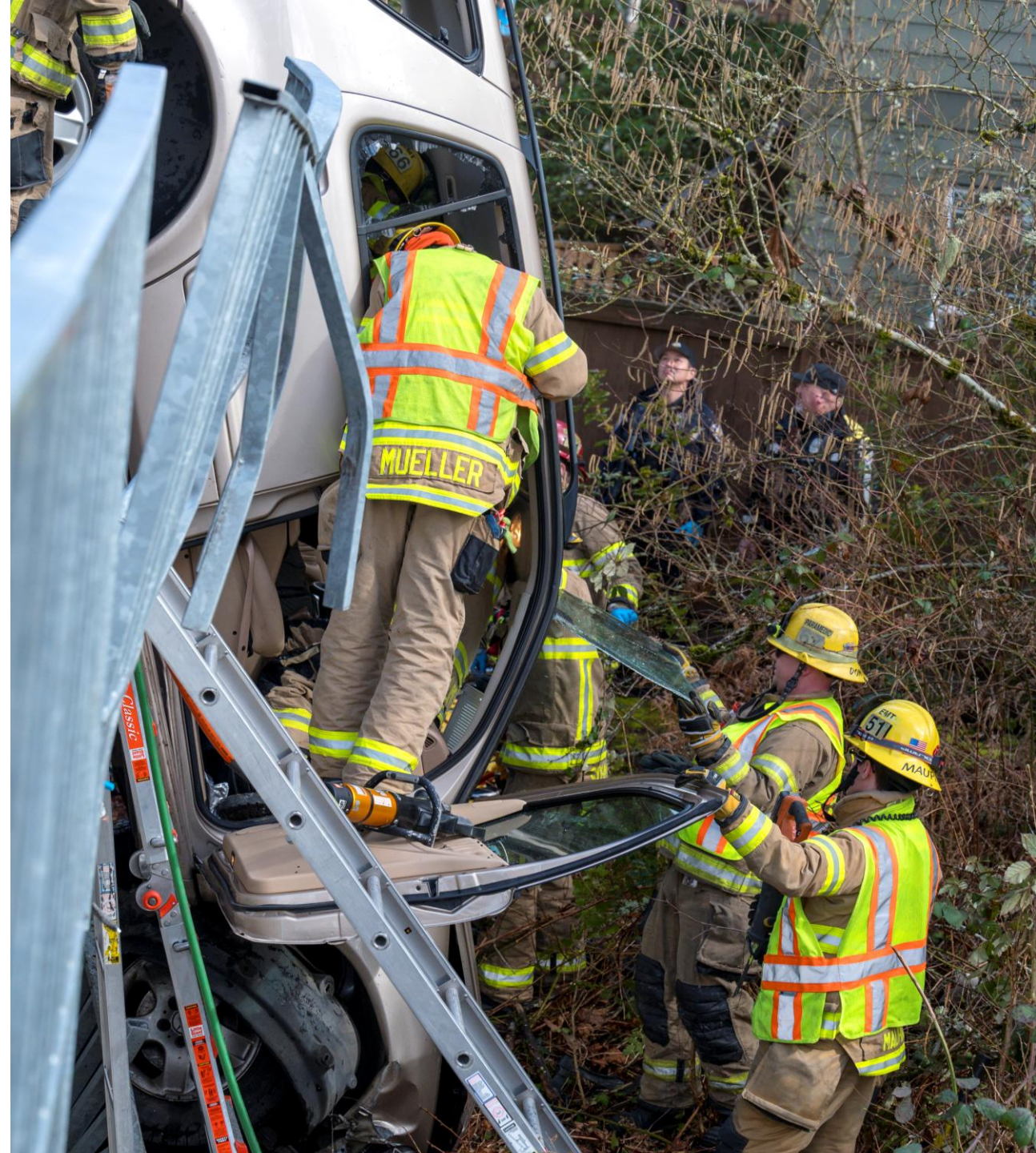
**Emergency Medical Services**

**2024 Local Option Levy**

**Recruitment**

**Bond & Capital Projects**

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# Wildfire Deployments



# Tualatin

3,551

Incidents


















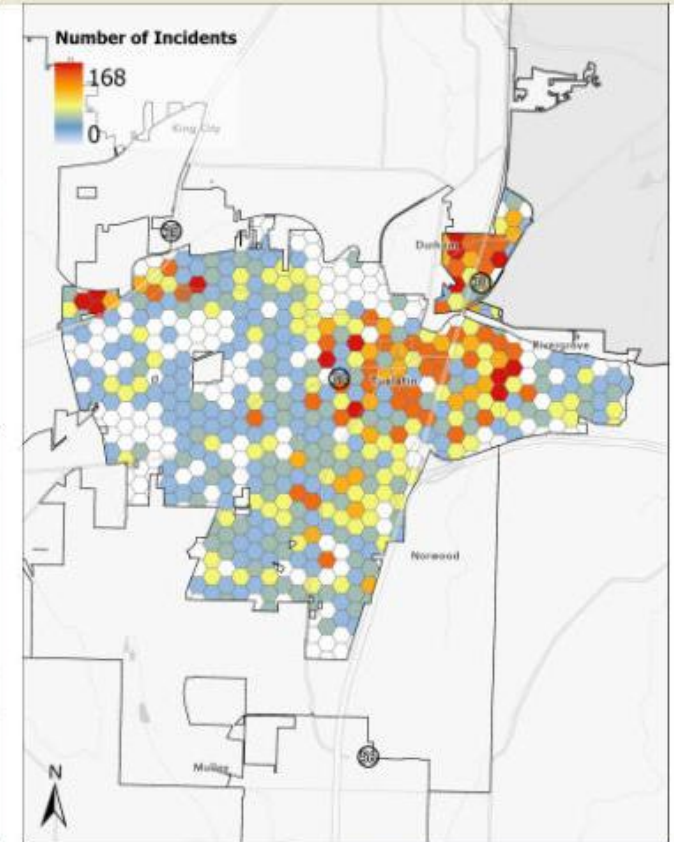
Year to Date Incident Snapshot through 4Q | 01/01/2024 - 12/31/2024

City of Tualatin

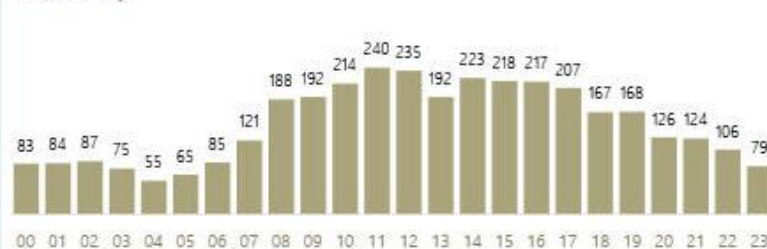
Incident counts within city boundary

Total Incidents **3,551**

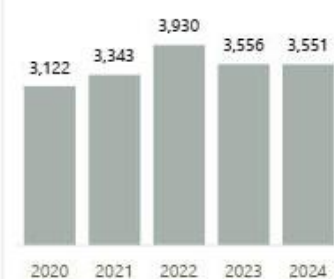
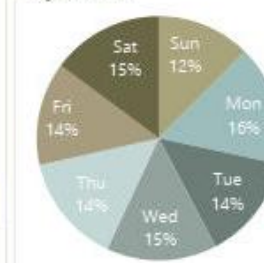
EMS	FIRE	HAZARD	SERVICE	GOOD INTENT	FALSE ALARM	NATURAL CONDITION	OTHER
							
Dispatched As							
2,762	509	18	261	0	0	0	1
77.8%	14.3%	0.5%	7.4%	0.0%	0.0%	0.0%	0.0%
Situation Found							
2,506	60	82	128	445	325	1	4
70.6%	1.7%	2.3%	3.6%	12.5%	9.2%	0.0%	0.1%
Incident Sub-Categories							
							
Structure Fires	Cooking Fires	Vehicle Fires	Vegetation Fires	Other Fires	Critical Patients*	MVC with Injury	MVC Unknown Injury
7	1	11	25	16	656	144	99
Structure Fire Types		*Critical Patients: cardiac arrest, chest pain, stroke, seizure, breathing problem, drowning, respiratory distress, respiratory arrest, or trauma system entry.  *MVC*=motor vehicle crash.					
Residential	Commercial						
4	3						



Hour of Day



Day of Week



Top Station Responses

Station 34	51%
Station 39	21%
Station 35	17%
Station 56	6%
Station 51	2%

Depending on incident severity, units from multiple stations may respond to a single incident.

Data Filters: no test, information, interfacility transports, or mobile health care incidents.

Incident data gathered geospatially based on city boundary.

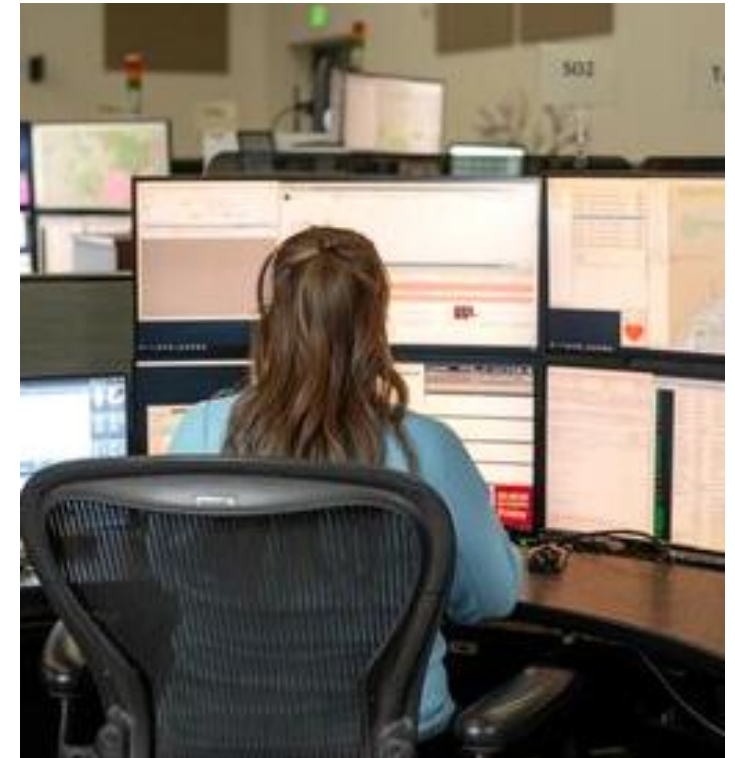
# Emergency Medical Services



**Advanced Practice  
Community Paramedic**



**Advanced Resource Medic  
& Dispatch Health**



**Nurse  
Navigation**

# Local Option Levy Update



# Recruitment



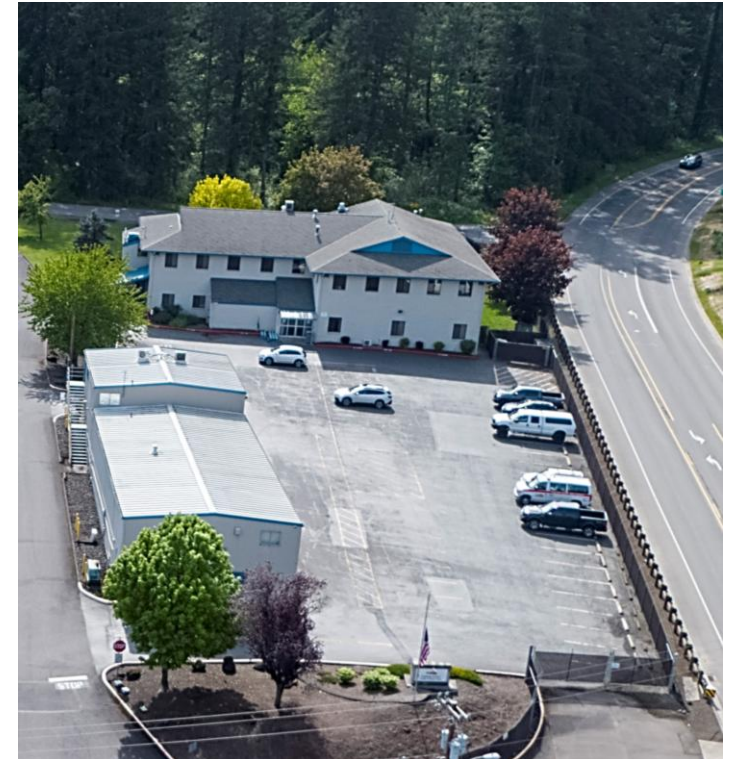
# Bond & Capital Projects



**STATION 35**



**STATION 20 & 22**



**TRAINING CENTER**



**TVFIR®**



**2024  
YEAR IN REVIEW  
VIDEO**



## CITY OF TUALATIN Staff Report

**TO:** Honorable Mayor and Members of the City Council

**THROUGH:** Sherilyn Lombos, City Manager

**FROM:** Bill Beers, Tualatin Planning Commission Chair  
Steve Koper, Assistant Community Development Director

**DATE:** April 28, 2025

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**SUBJECT:**

Presentation of the 2024 Tualatin Planning Commission Annual Report

**EXECUTIVE SUMMARY:**

The Tualatin Planning Commission met 8 times in 2024.

- The Tualatin Planning Commission recommended:
  - The “Short-Term Code Bundle” a package of development code amendments designed to support new and innovative small businesses in Tualatin (PTA24-0001).
  - A city-initiated amendment proposal to comply with state-mandated rulemaking known as Climate Friendly and Equitable Communities (CFEC) Parking reform mandates (PTA 24-0002).
  - An applicant-initiated zoning map adjustment from Light Manufacturing (ML) to Medium-Low Density Residential (RML) for approximately a 3,681 square-foot portion of land that has been historically occupied by the Willow Glen Mobile Home Park (PMA24-0001).
  - A city-initiated proposal to adopt an updated Stormwater Master Plan, the Basalt Creek Parks and Recreation Plan, and corresponding amendments to relevant Comprehensive Plan policies and Development Code references (Plan Text and Plan Map Amendments PTA/PMA24-0003).
  - An applicant-initiated zoning map amendment from Institutional (IN) to Medium Low Density Residential (RML) for an 8.3-acre site located at 23370 SW Boones Ferry Road (PMA24-0004).
- The Tualatin Planning Commission reviewed the following quasi-judicial applications in 2024.
  - A Sign Variance for Cabela’s retail outlet (SVAR24-0001).
  - A Conditional Use Permit for AAA Member Services to provide automotive battery services (CUP24-0001).
- The Tualatin Planning Commission worked with staff on the following topics:
  - Two separate updates on progress of the Tualatin Transportation System Plan update
  - An informational presentation from TriMet on its Forward Together update
  - An information presentation from Ride Connection about its service options
  - Legal Training

**ATTACHMENTS:**

- Presentation
- Tualatin Planning Commission Annual Report (2024)



# YOUR PLANNING COMMISSIONERS

(Left to Right)  
Allan Parachini  
Janelle Thompson, Vice  
Chair  
Ursula Kuhn  
Bill Beers, Chair  
Brittany Valli  
Zach Wimer  
Randall Hledik



# **PLANNING COMMISSION ROLE**

- Tualatin's official Committee to fulfill Goal 1: Citizen Involvement of Oregon's statewide land use planning program.
- Serves as an Advisory Committee to the City Council on land use matters by reviewing and making recommendations on comprehensive plan amendments.
- Also serves as Hearing Body to approve or deny certain quasi-judicial land use decisions (Conditional Use Permits, Variances, Sign Variances, and Industrial Master Plans)

# **PLANNING COMMISSION RECOMMENDATIONS**

- The “Short-Term Code Bundle” a package of development code amendments designed to support new and innovative small businesses in Tualatin (PTA24-0001). The Planning Commission recommended (5-0) that the Council adopt the proposed amendment, finding it in conformance with the Tualatin Comprehensive Plan.
- A city-initiated amendment proposal to comply with state-mandated rulemaking known as Climate Friendly and Equitable Communities (CFEC) Parking reform mandates (PTA 24-0002). The Planning Commission recommended (5-0) that the Council adopt the proposed amendment, finding it in conformance with the Tualatin Comprehensive Plan.
- An applicant-initiated zoning map adjustment from Light Manufacturing (ML) to Medium-Low Density Residential (RML) for approximately a 3,681 square-foot portion of land that has been historically occupied by the Willow Glen Mobile Home Park (PMA24-0001). The Planning Commission recommended (5-0) that the Council adopt the proposed amendment, finding it in conformance with the Tualatin Comprehensive Plan.

# **PLANNING COMMISSION RECOMMENDATIONS**

- A city-initiated proposal to adopt an updated Stormwater Master Plan, the Basalt Creek Parks and Recreation Plan, and corresponding amendments to relevant Comprehensive Plan policies and Development Code references (Plan Text and Plan Map Amendments PTA/PMA24-0003). The Planning Commission recommended (5-0) that the Council adopt the proposed amendments, finding them in conformance with the Tualatin Comprehensive Plan.
- An applicant-initiated zoning map amendment from Institutional (IN) to Medium Low Density Residential (RML) for an 8.3-acre site located at 23370 SW Boones Ferry Road (PMA24-0004). The Planning Commission recommended (7-0) that the Council adopt the proposed amendment, finding it in conformance with the Tualatin Comprehensive Plan.

# PLANNING COMMISSION ACTION ITEMS

In 2024, the Planning Commission reviewed:

- A Sign Variance for Cabela's retail outlet (SVAR24-0001). The Planning Commission voted to approve proposed Sign Variance, as amended by the applicant, at a continued hearing (6-1).
- A Conditional Use Permit for AAA Member Services to provide automotive battery services (CUP24-0001) The Planning Commission voted to approve the proposed Conditional Use Permit (5-0).



# STAFF UPDATES TO PLANNING COMMISSION

- Two separate updates on progress of the Tualatin Transportation System Plan update
- An informational presentation from TriMet on its Forward Together update
- An information presentation from Ride Connection about its service options
- Legal Training



May 15, 2024 – Tualatin Planning Commission  
Forward Together Overview



QUESTIONS?



**2024 ANNUAL REPORT**

**TUALATIN PLANNING COMMISSION**

**April 28, 2025**

Planning Commissioners:

Bill Beers, Chair  
Janelle Thompson, Vice Chair  
Ursula Kuhn  
Randall Hledik  
Zach Wimer  
Brittany Valli  
Allan Parachini

## 2024 ANNUAL REPORT OF THE TUALATIN PLANNING COMMISSION

### **BACKGROUND**

The Tualatin Planning Commission, formerly the Tualatin Planning Advisory Committee, was established on July 26, 1976 (Ord. 1339-12 and Ord. 342-76). The Planning Commission's membership, organization and duties are prescribed in Tualatin Municipal Code Chapter 11-1. The Planning Commission is the official Committee for Citizen Involvement in accordance with Statewide Land Use Planning Goal 1, Citizen Involvement. This annual report covers activities conducted by the Planning Commission in 2022.

This report will address a section of the Tualatin Municipal Code Chapter 11-1.

**11-1-080:** Not later than April 1 of each year, the Commission shall file its annual report of the activities of the Commission with the City Council. The annual report shall include a survey and report of the activities of the committee during the preceding year, in addition to specific recommendations to the City Council not otherwise requested by the City Council, relating to the planning process, plan implementation measures within the City, or the future activities of the Committee. The report may include any other matters deemed appropriate by the Committee for recommendation and advice to the Council.



***2024 Planning Commission***

***Left to Right: Allan Parachini, Janelle Thompson (Vice Chair), Ursula Kuhn,  
William Beers (Chair), Brittany Valli, Randall Hledik, and Zach Wimer***

## **CITIZEN INVOLVEMENT AND INPUT**

The Planning Commission is Tualatin's official Committee to fulfill Goal 1: Citizen Involvement of Oregon's statewide land use planning program. The purpose of Goal 1 is to develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the land use planning process. Goal 1 is specific to land use and involving citizens in land use decisions. The Planning Commission serves two functions in Tualatin's land use planning program. Their first and original function is to serve as an advisory committee to the City Council by reviewing and making recommendations on comprehensive plan amendments. Plan amendments implement policy direction and are essentially legislative decisions. The second function of the Planning Commission is decision-making authority over a specified set of quasi-judicial land use decisions. In other words, the Planning Commission has the authority to approve or deny projects tied to specific properties.

At all Planning Commission meetings, community members are given the opportunity to make comments either in writing or verbally at the public meeting prior to the Planning Commission making a recommendation to the City Council. All Planning Commission meetings, regardless of the agenda items, are published on the City website. Lastly, the Planning Commission provides space on each agenda for community members to comment on items not on the agenda that are within the Planning Commission's purview. Additionally, Community Development staff meets with the Citizen Involvement Organization Land Use Officers on a quarterly basis. The purpose of the meetings is to provide updates on land use items such as projects under construction, upcoming decisions and long-range planning. These meetings are held directly before the Planning Commission meetings, and they provide a forum for CIO officers to ask questions and get more information about community development processes.

## **PLANNING COMMISSION MEETINGS:**

In 2024, the Planning Commission met 8 times during the calendar year.

## **PLANNING COMMISSION RECOMMENDATIONS**

The Planning Commission's role as an Advisory Committee to City Council involves it making recommendations to the Council on Comprehensive Plan amendments such as Plan Map and Plan Text Changes. In 2024, the Planning Commission made a recommendation to the City Council on the following items:

- The "Short-Term Code Bundle," which was a package of development code amendments designed to support new and innovative small businesses in Tualatin (PTA24-0001). The Planning Commission recommended (5-0) that the Council adopt the proposed amendment, finding it in conformance with the Tualatin Comprehensive Plan.
- A city-initiated amendment proposal to comply with state-mandated rulemaking known as Climate Friendly and Equitable Communities (CFEC) Parking reform mandates (PTA 24-0002). The Planning Commission recommended (5-0) that the Council adopt the proposed amendment, finding it in conformance with the Tualatin Comprehensive Plan.
- An applicant-initiated zoning map adjustment from Light Manufacturing (ML) to Medium-Low Density Residential (RML) for approximately a 3,681 square-foot portion of land that has been historically occupied by the Willow Glen Mobile Home Park (PMA24-0001). The Planning Commission recommended (5-0) that the Council adopt the proposed amendment, finding it in conformance with the Tualatin Comprehensive Plan.

- A city-initiated proposal to adopt an updated Stormwater Master Plan, the Basalt Creek Parks and Recreation Plan, and corresponding amendments to relevant Comprehensive Plan policies and Development Code references (Plan Text and Plan Map Amendments PTA/PMA24-0003). The Planning Commission recommended (5-0) that the Council adopt the proposed amendments, finding them in conformance with the Tualatin Comprehensive Plan.
- An applicant-initiated zoning map amendment from Institutional (IN) to Medium Low Density Residential (RML) for an 8.3-acre site located at 23370 SW Boones Ferry Road (PMA24-0004). The Planning Commission recommended (7-0) that the Council adopt the proposed amendment, finding it in conformance with the Tualatin Comprehensive Plan.

#### **PLANNING ACTION ITEMS:**

In 2024, the Planning Commission reviewed:

- A Sign Variance for Cabela's retail outlet (SVAR24-0001). The Planning Commission voted to approve the proposed Sign Variance, as amended by the applicant, at a continued hearing (6-1).  
A Conditional Use Permit for AAA Member Services to provide automotive battery services (CUP24-0001). The Planning Commission voted to approve the proposed Conditional Use Permit (5-0).

#### **STAFF UPDATES TO THE PLANNING COMMISSION**

- Two separate informational presentations on the progress of the Tualatin Transportation System Plan update
- An informational presentation from TriMet on its Forward Together update
- An information presentation from Ride Connection about its service options
- Legal Training



# CITY OF TUALATIN

## Staff Report

**TO:** Honorable Mayor and Members of the City Council

**THROUGH:** Sherilyn Lombos, City Manager

**FROM:** Madeleine Nelson, Associate Planner  
Steve Koper, AICP, Assistant Community Development Director

**DATE:** April 28, 2025

---

### **SUBJECT:**

Consideration of Ordinance No. 1498-25 vacating a 4,959 square-foot Right-of-Way tract of land identified as the northerly unimproved street stub of SW 68th Avenue on Tax Map 2S124DD, created by the “Stoneridge” subdivision plat and authorizing the City Manager to take any and all actions necessary to implement the Ordinance (VAC25-0001).

### **RECOMMENDATION:**

Based on the analysis and findings, as well as the application materials demonstrating compliance with the applicable review criteria, staff respectfully recommends Council adopt the Ordinance to vacate the City’s interest.

### **EXECUTIVE SUMMARY:**

The vacation of public property is governed by Oregon Revised Statutes (ORS) Chapter 271. Under these statutes, the city governing body may initiate vacation proceedings and make such vacation without a petition or consent of property owners.

Under ORS Chapter 271, the City must hold a public hearing prior to vacating an interest in real property. The public hearing before Council on this date is to consider whether the City should vacate its interest in a portion of Right-of-Way located at the northerly unimproved street stub of SW 68th Avenue on Tax Map 2S124DD, created by the “Stoneridge” subdivision plat. Under state law, the City’s interest in this property may be vacated if the public interest is not prejudiced.

On March 3, 2025, the City received a signed Quit Claim Deed releasing a portion of the property described in Exhibit F, as conveyed by Washington County Recorded Document No. 2022-034343. This Quit Claim Deed will be recorded concurrently with VAC25-0001. A draft of the Public Utility and Access Easement is provided in Exhibit D.

The subject site comprises approximately 4,959 square-foot tract of land in the Medium High Density Residential (RMH) Planning District. The subject site is vacant undeveloped land. The future use of the site includes the development of a government-owned public park. Public parks and playgrounds are permitted outright in the Medium High Density Residential Planning District.

### **OUTCOMES OF DECISION:**

Adopting the ordinance vacates the City’s interests in the real property in question and authorizes the City Manager to take other actions, such as recording a copy of the ordinance with the County, to effectuate the intent of the ordinance.

**ALTERNATIVES TO RECOMMENDATION:**

Council can decide not to approve the ordinance and the portion of right-of-way will remain.

---

**ATTACHMENTS:**

- Exhibit A: Vicinity Map
- Exhibit B: ROW Vacation Legal Description
- Exhibit C: Public Utility and Access Easement Legal Description
- Exhibit D: Draft Public Utility and Access Easement
- Exhibit E: Public Notice
- Exhibit F: Quitclaim Deed



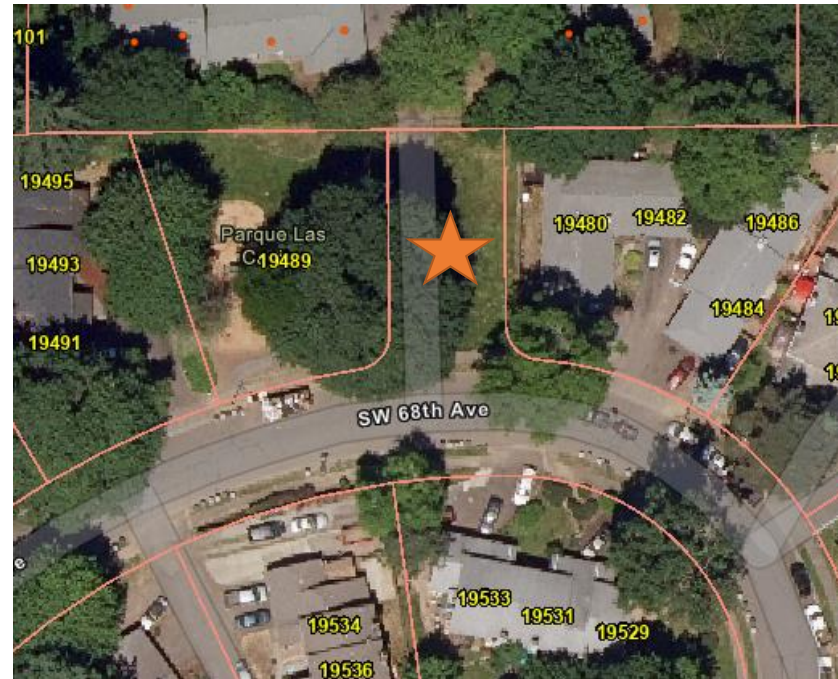
# Las Casitas Right-of-Way Vacation (VAC 25-0001)

April 28, 2025

# Overview

The City of Tualatin is proposing a Right-of-Way Vacation (Casefile VAC 25-0001) under Oregon Revised Statutes (ORS) 271.

The proposed Right-of-Way Vacation is an 4,959 square-foot tract of land identified as the northerly unimproved street stub of SW 68<sup>th</sup> Avenue on Tax Map 2S124DD, created by the “Stoneridge” subdivision plat.



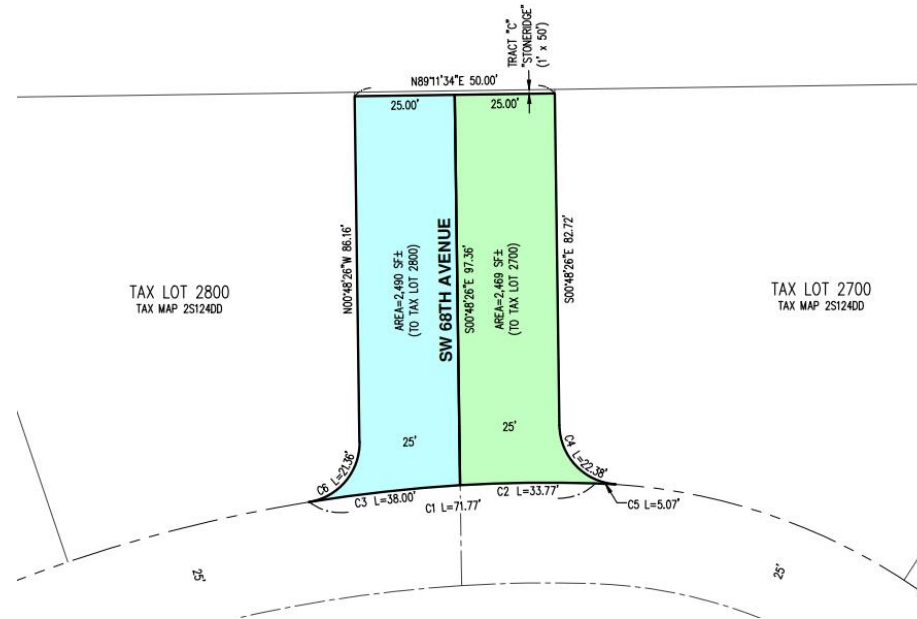
CITY of  
TUALATIN

# Background

In 1977, the property was conveyed to the City of Tualatin in the Stoneridge subdivision plat as Street Plug Tract "C".

The site has been utilized informally as park space as an extension to the city-owned public park to the east.

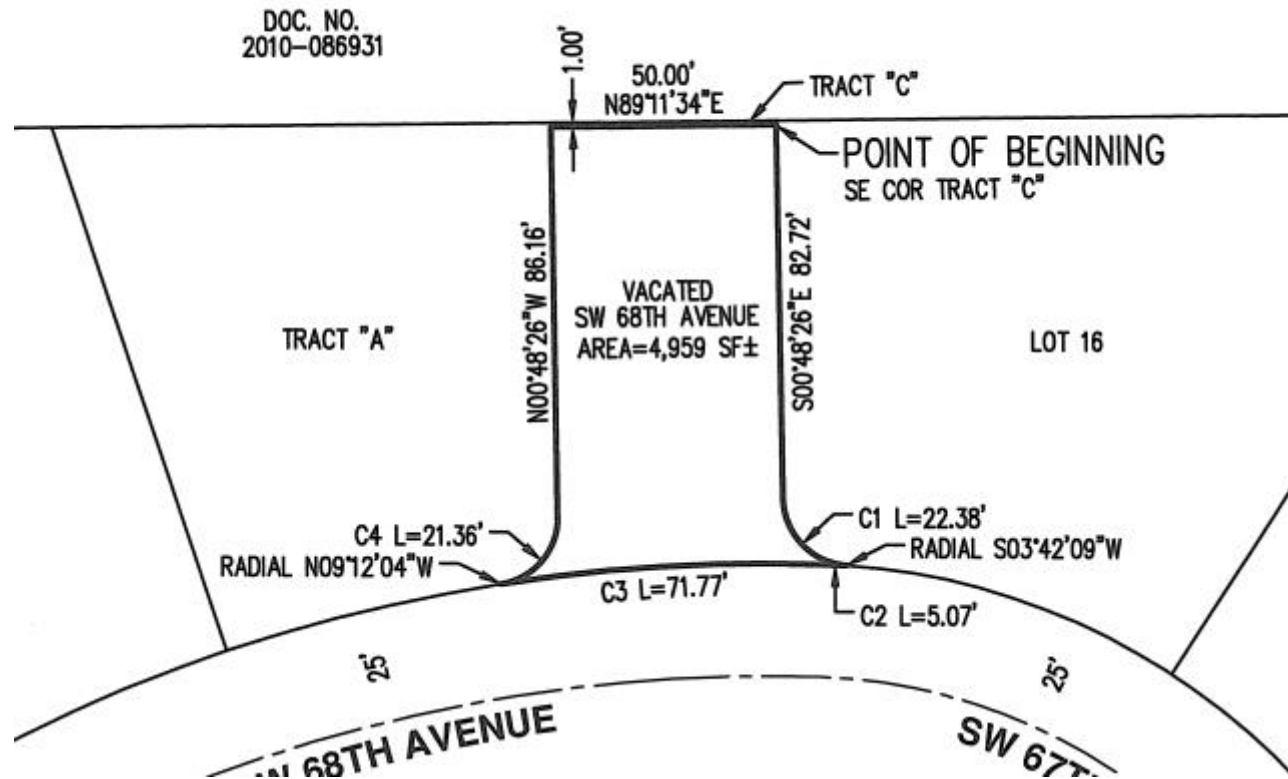
To formally use the area as a park site, the right-of-way would need to be vacated and re-conveyed to the City. The property owner to the west (Tax Lot 2700) has agreed to Quit Claim the portion of vacated right-of-way.



CITY of  
TUALATIN

# Public Utility & Access Easement

The City is proposing an blanket Access and Utility easement across the entirety of the vacated site.



CITY of  
TUALATIN

# *Applicable Criteria*



Under ORS 271, the governing body shall hear the petition and shall determine whether:

- The consent of the owners of the requisite area has been obtained,
- Notice has been duly given, and
- The public interest will be prejudiced by the vacation of such plat or street or parts thereof.

If such matters are determined in favor of the petition the governing body shall by ordinance make such determination a matter of record and vacate such plat or street; otherwise it shall deny the petition. The governing body may, upon hearing, grant the petition in part and deny it in part, and make such reservations, or either, as appear to be for the public interest.



CITY of  
TUALATIN

# *Property Owner Consent*

- Oregon Revised Statutes Chapter 271 allows the City to initiate the vacation process and to make a decision at a public hearing as long as appropriate notice is given.
- The City of Tualatin initiated the Right-of-Way vacation process. This standard is met.



CITY of  
TUALATIN

# *Notification Requirements*



- Notice was published in a newspaper of general circulation for at least 2 consecutive weeks prior to the hearing.
- Notices were posted on the site within 5 days of the first date of newspaper publication.



CITY of  
TUALATIN

# *Public Interest*



- The public interest will not be prejudiced by the vacation.
- The tract will be utilized for a government-owned park.



CITY of  
TUALATIN

# Conclusion & Recommendation



- The staff report and attachments in your packet demonstrate that the applicable criteria are met.
- Staff recommends City Council adopt Ordinance No. 1498-25.
- This action would vacate an 4,959 square-foot area of land as the northerly unimproved street stub of SW 68<sup>th</sup> Avenue on Tax Map 2S124DD, created by the “Stoneridge” subdivision plat, facilitating the use of the site as a City park.
- This action would authorize the City Manager to take any and all actions necessary to implement the Ordinance.





**CITY***of*  
**TUALATIN**

ORDINANCE NO. 1498-25

AN ORDINANCE APPROVING THE VACATION OF PUBLIC RIGHT-OF-WAY AND ASSOCIATED PUBLIC UTILITY AND ACCESS EASEMENT FOR A TRACT OF LAND IDENTIFIED AS THE NORTHERLY UNIMPROVED STREET STUB OF 68<sup>TH</sup> AVENUE ON TAX MAP 2S124DD, CREATED BY “STONERIDGE” SUBDIVISION PLAT (VAC25-0001).

WHEREAS, the City acquired public right-of-way and associated public utility and access easement for a tract of land identified as the northerly unimproved street stub of 68<sup>th</sup> Avenue on Tax Map 2S124DD, created by “Stoneridge” subdivision plat.

WHEREAS, pursuant to ORS Chapter 271 the City governing body may initiate vacation proceedings and make such vacation without a petition or consent of property owners, and notice shall be given, but such vacation shall not be made before the date set for hearing; and

WHEREAS, the City set the matter for a public hearing on April 28, 2025, and provided notice of the hearing as required by ORS Chapter 271; and

WHEREAS, the Council finds that the public interest would not be prejudiced by granting the vacation.

NOW, THEREFORE, THE CITY OF TUALATIN ORDAINS AS FOLLOWS:

**Section 1.** The property in the City of Tualatin, Oregon, more particularly described as the Public Right-of-Way, situated in Washington County, Oregon, conveyed to the City of Tualatin in the “Stoneridge” subdivision plat as Street Plug Tract “C” for the purposes defined by City of Tualatin Ordinance 176-70, Section 111.A.13, respectively, is hereby vacated and this vacation is hereby made a matter of public record.

**Section 2.** It is further proved that the City Manager, or the Manager’s designee shall take any and all actions necessary to effectuate the intent of this ordinance, including but not limited to filing a certified copy of this ordinance with the County Clerk, the County Assessor, and the County Surveyor of Washington County, Oregon.

**Section 3.** As provided in the Tualatin Charter, this ordinance is effective 30 days from the date of adoption.

Adopted by the City Council this 28 day of April, 2025.

CITY OF TUALATIN, OREGON

BY \_\_\_\_\_  
Mayor

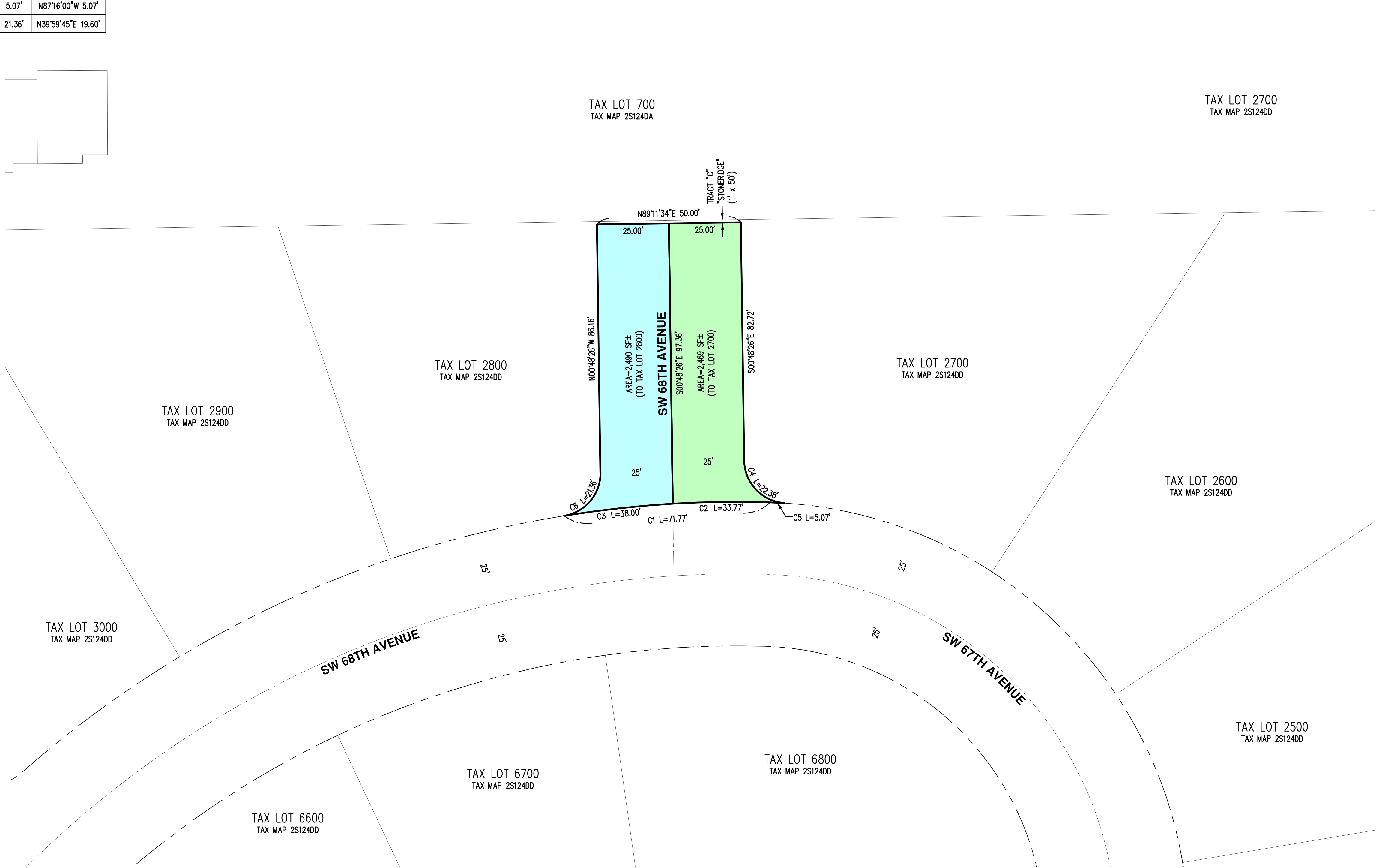
APPROVED AS TO FORM

BY \_\_\_\_\_  
City Attorney

ATTEST:

BY \_\_\_\_\_  
City Recorder

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	375.00'	10°57'56"	71.77'	S86°16'54"W 71.66'
C2	375.00'	5°09'34"	33.77'	S89°11'05"W 33.76'
C3	375.00'	5°48'22"	38.00'	S83°42'07"W 37.98'
C4	15.00'	85°29'20"	22.38'	S43°33'09"E 20.36'
C5	150.00'	1°56'16"	5.07'	N87°16'00"W 5.07'
C6	15.00'	81°36'21"	21.36'	N39°59'45"E 19.60'



SW 68TH AVENUE PROPOSED RIGHT-OF-WAY VACATION  
LAS CASITAS PARK  
CITY OF TUALATIN  
TUALATIN, OREGON

AKS  
AKS ENGINEERING & FORESTRY, LLC  
12205 SW HERMAN RD., STE 100  
TUALATIN, OR 97062  
503-563-6151  
WWW.AKS-ENG.COM  
ENGINEERING • SURVEYING • NATURAL RESOURCES  
FORESTRY • PLANNING • LANDSCAPE ARCHITECTURE

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

PRELIMINARY  
OREGON  
JANUARY 12, 2016  
MICHAEL S. KALINA  
89558PLS  
RENEWES: 6/30/25

JOB NUMBER: 8860-06  
DATE: 01/13/2025  
DESIGNED BY:  
DRAWN BY: WCB  
CHECKED BY: MSK

**AKS ENGINEERING & FORESTRY**

12965 SW Herman Road, Suite 100, Tualatin, OR 97062

P: (503) 563-6151

F: (503) 563-6152

AKS Job #8860-06

**EXHIBIT A****Right-of-Way Vacation**

A portion of right-of-way, located in the Southeast One-Quarter of Section 24, Township 2 South, Range 1 West, Willamette Meridian, City of Tualatin, Washington County, Oregon, and being more particularly described as follows:

Beginning at the southeast corner of Tract "C" of "Stoneridge", recorded as Book 39, Page 39, Washington County Records, also being on the westerly line of Lot 16 of said plat; thence along said westerly line, South  $00^{\circ}48'26''$  East 82.72 feet; thence continuing along said westerly line on a curve to the left with a Radius of 15.00 feet, a Central Angle of  $85^{\circ}29'20''$ , an Arc Length of 22.38 feet, and a Chord of South  $43^{\circ}33'09''$  East 20.36 feet to the northerly right-of-way line of SW 67th Avenue (25.00 feet from centerline); thence along a line which is parallel with and 25.00 feet northerly of, when measured at right angles to, the centerline of SW 67th Avenue on a non-tangent curve to the left (with a radial bearing of South  $03^{\circ}42'09''$  West) with a Radius of 150.00 feet, a Central Angle of  $01^{\circ}56'16''$ , an Arc Length of 5.07 feet, and a Chord of North  $87^{\circ}16'00''$  West 5.07 feet; thence along a line which is parallel with and 25.00 feet northerly of, when measured at right angles to, the centerline of SW 68th Avenue on a compound curve to the left with a Radius of 375.00 feet, a Central Angle of  $10^{\circ}57'56''$ , an Arc Length of 71.77 feet, and a Chord of South  $86^{\circ}16'54''$  West 71.66 feet to the westerly southeast corner of Tract "A" of said plat; thence along the easterly line of said Tract "A" on a non-tangent curve to the left (with a radial bearing of North  $09^{\circ}12'04''$  West) with a Radius of 15.00 feet, a Central Angle of  $81^{\circ}36'21''$ , an Arc Length of 21.36 feet, and a Chord of North  $39^{\circ}59'45''$  East 19.60 feet; thence continuing along said easterly line, North  $00^{\circ}48'26''$  West 86.16 feet to the southerly line of Tract "C" of said plat; thence along said southerly line, North  $89^{\circ}11'34''$  East 50.00 feet to the Point of Beginning.

The above described tract of land contains 4,959 square feet, more or less.

The Basis of Bearings for this description are based on the plat of "Stoneridge".

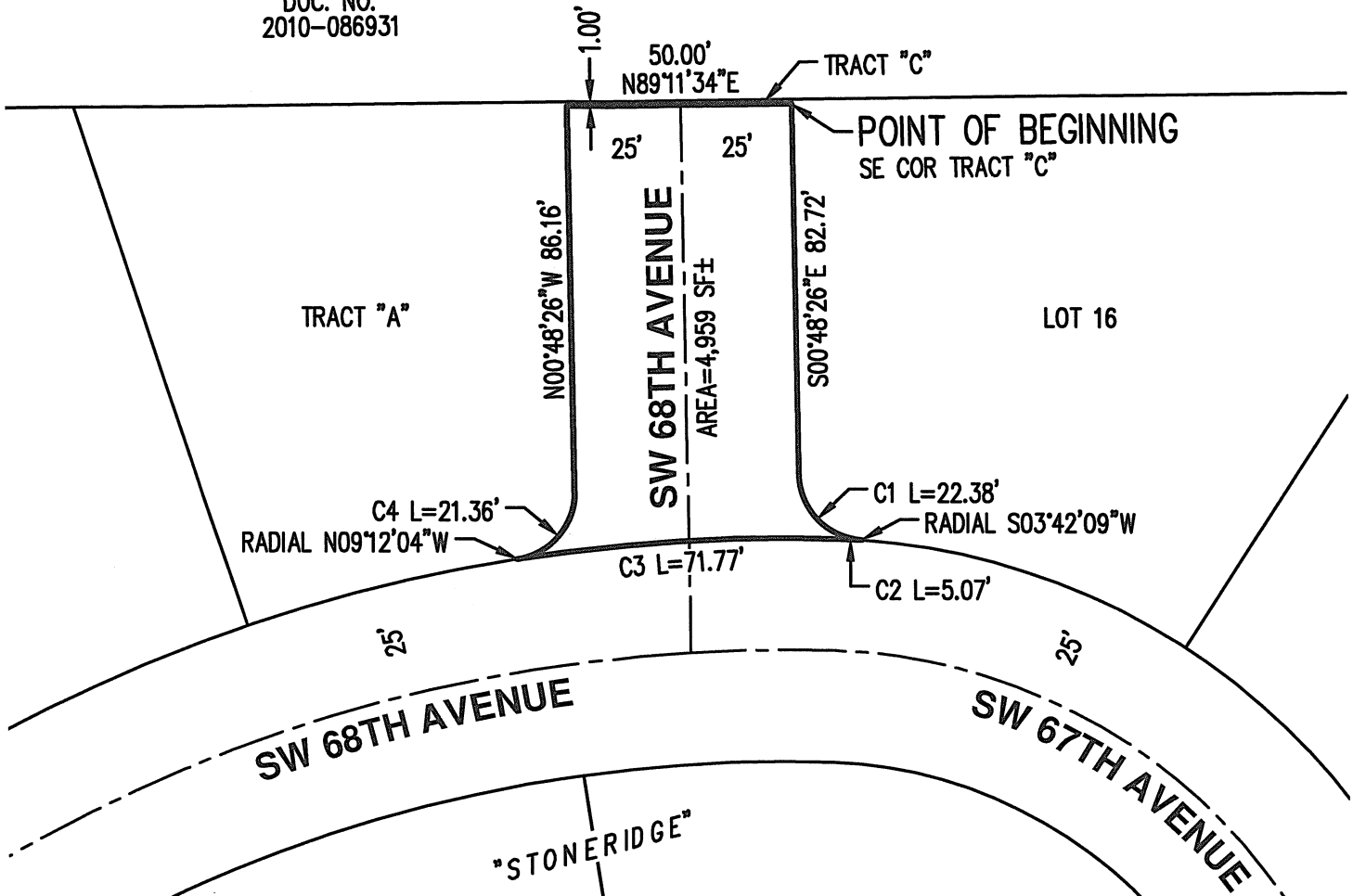
1/15/2025

**REGISTERED  
PROFESSIONAL  
LAND SURVEYOR****OREGON  
JANUARY 12, 2016  
MICHAEL S. KALINA  
89558PLS****RENEWS: 6/30/25**

# EXHIBIT B

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 24,  
TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN,  
CITY OF TUALATIN, WASHINGTON COUNTY, OREGON

DOC. NO.  
2010-086931



## CURVE TABLE

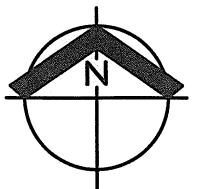
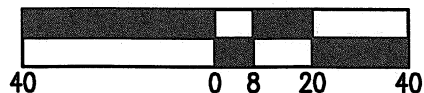
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1/15/2025  
REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JANUARY 12, 2016  
MICHAEL S. KALINA  
89558PLS

RENEWS: 6/30/25

SCALE: 1" = 40 FEET



AKS ENGINEERING & FORESTRY, LLC  
12965 SW HERMAN RD, STE 100  
TUALATIN, OR 97062  
503.563.6151 WWW.AKS-ENG.COM



RIGHT-OF-WAY VACATION

SW 68TH AVENUE  
DRWN: WCB CHKD: MSK  
AKS JOB: 8860-06 EXHIBIT B

DWG: 8860-06 20250115 EXB | EXB1

**AKS ENGINEERING & FORESTRY**

12965 SW Herman Road, Suite 100, Tualatin, OR 97062

P: (503) 563-6151

F: (503) 563-6152

AKS Job #8860-06

**EXHIBIT A****Public Utility and Access Easement**

A portion of vacated right-of-way, located in the Southeast One-Quarter of Section 24, Township 2 South, Range 1 West, Willamette Meridian, City of Tualatin, Washington County, Oregon, and being more particularly described as follows:

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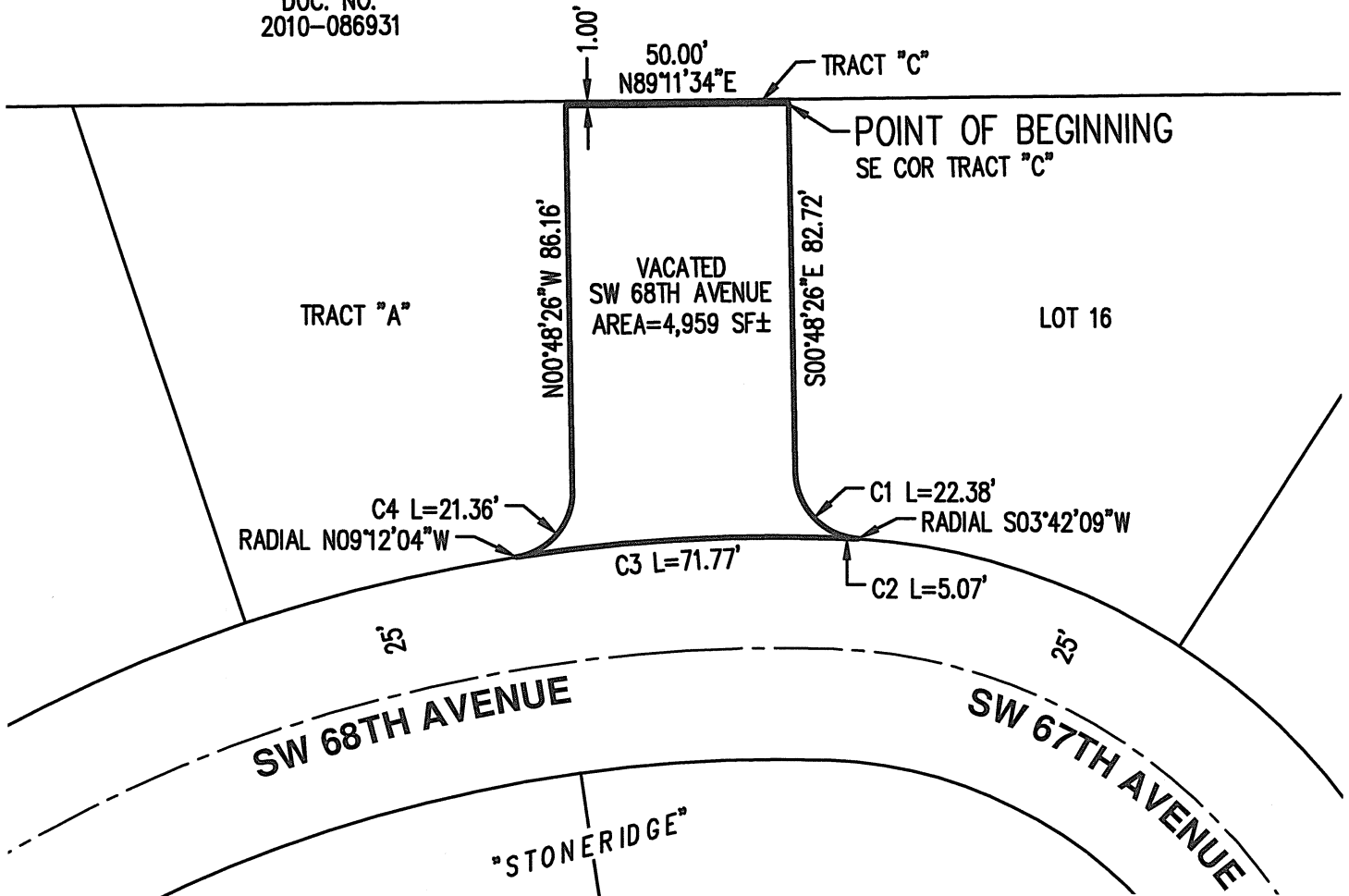
The Basis of Bearings for this description are based on the plat of "Stoneridge".

*2/26/2025***REGISTERED  
PROFESSIONAL  
LAND SURVEYOR***Michael S. Kalina***OREGON  
JANUARY 12, 2016  
MICHAEL S. KALINA  
89558PLS****RENEWS: 6/30/25**

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LOCATED IN THE SOUTHEAST 1/4 OF SECTION 24,  
TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN,  
CITY OF TUALATIN, WASHINGTON COUNTY, OREGON

DOC. NO.  
2010-086931



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2/26/2025

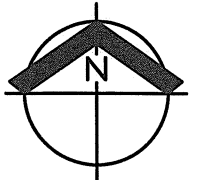
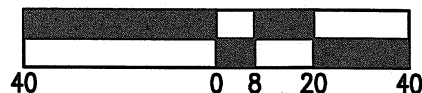
REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Michael S. Kalina*

OREGON  
JANUARY 12, 2016  
MICHAEL S. KALINA  
89558PLS

RENEWS: 6/30/25

SCALE: 1" = 40 FEET



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12965 SW HERMAN RD, STE 100  
TUALATIN, OR 97062  
503.563.6151 WWW.AKS-ENG.COM



PUBLIC UTILITY AND  
ACCESS EASEMENT

VACATED SW 68TH AVENUE  
DRWN: WCB CHKD: MSK  
AKS JOB: 8860-06  
EXHIBIT B

After recording return to:  
City of Tualatin, Oregon  
18880 SW Martinazzi Ave.  
Tualatin, OR 97062-7092



**CITY OF TUALATIN, OREGON  
PUBLIC UTILITY AND ACCESS EASEMENT**

**Enter Name of Grantor** ("GRANTOR"), grants to the City of Tualatin (the "CITY"), its successors and assigns, the permanent right to design, construct, reconstruct, operate and maintain a Public Utility and Access Easement on the following described land:

*See attached legal description and drawing,  
incorporated by reference*

TO HAVE AND TO HOLD, the described EASEMENT unto the CITY, its successors and assigns, runs with the land.

GRANTOR reserves the right to use the surface of the land for walkways, landscaping, parking, and other uses undertaken by the GRANTOR that are not inconsistent and do not interfere with the use of the subject EASEMENT area by the CITY. No building or utility shall be placed upon, under or within the property subject to this easement during its term without the written permission of the CITY.

Except as otherwise provided, upon completion of construction by CITY on the EASEMENT, the CITY shall restore the property's disturbed surface to the condition reasonably similar to the previous state, and shall indemnify and hold the GRANTOR harmless against all loss, costs, or damage arising out of the exercise of the rights granted. Nothing in this easement shall be construed as requiring the CITY, its successors or assigns, to maintain landscaping, walkways, parking or other surface or subsurface improvement made or constructed by or on behalf of the GRANTOR, its heirs, successors or assigns.

The true and actual consideration paid for this transfer consists of \$1.00 or includes other property or other value given or promised, the receipt of which is acknowledged by the GRANTOR.

The GRANTOR covenants to the CITY, and its successors and assigns, that GRANTOR is lawfully seized in fee simple of the granted premises, free from all encumbrances list any exceptions and that GRANTOR, and the GRANTOR'S heirs and personal representatives, shall warrant and forever defend the premises to the CITY, its

agents, successors, and assigns against the lawful claims and demands of all persons claiming by, through, or under the GRANTOR.

Executed this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Name (print or type)

\_\_\_\_\_  
Name (print or type)

\_\_\_\_\_  
Title

\_\_\_\_\_  
Title

(STATE OF OREGON )ss  
(County of Washington )

On this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the undersigned, a  
Notary Public, personally appeared \_\_\_\_\_ and acknowledged the  
foregoing instrument to be their voluntary act and deed.

Before me: \_\_\_\_\_  
Notary Public for Oregon

My commission expires: \_\_\_\_\_

CITY OF TUALATIN, OREGON

By: \_\_\_\_\_  
City Manager

The City Manager of the City of Tualatin, being duly authorized and directed by the Council of the City of Tualatin, pursuant to TMC 1-3-030, approves and accepts the foregoing document on behalf of the City of Tualatin. Dated this \_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.

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



**AKS ENGINEERING & FORESTRY**

12965 SW Herman Road, Suite 100, Tualatin, OR 97062  
P: (503) 563-6151 F: (503) 563-6152

AKS Job #8860-06

**EXHIBIT A**

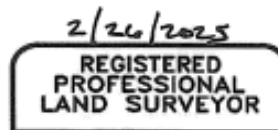
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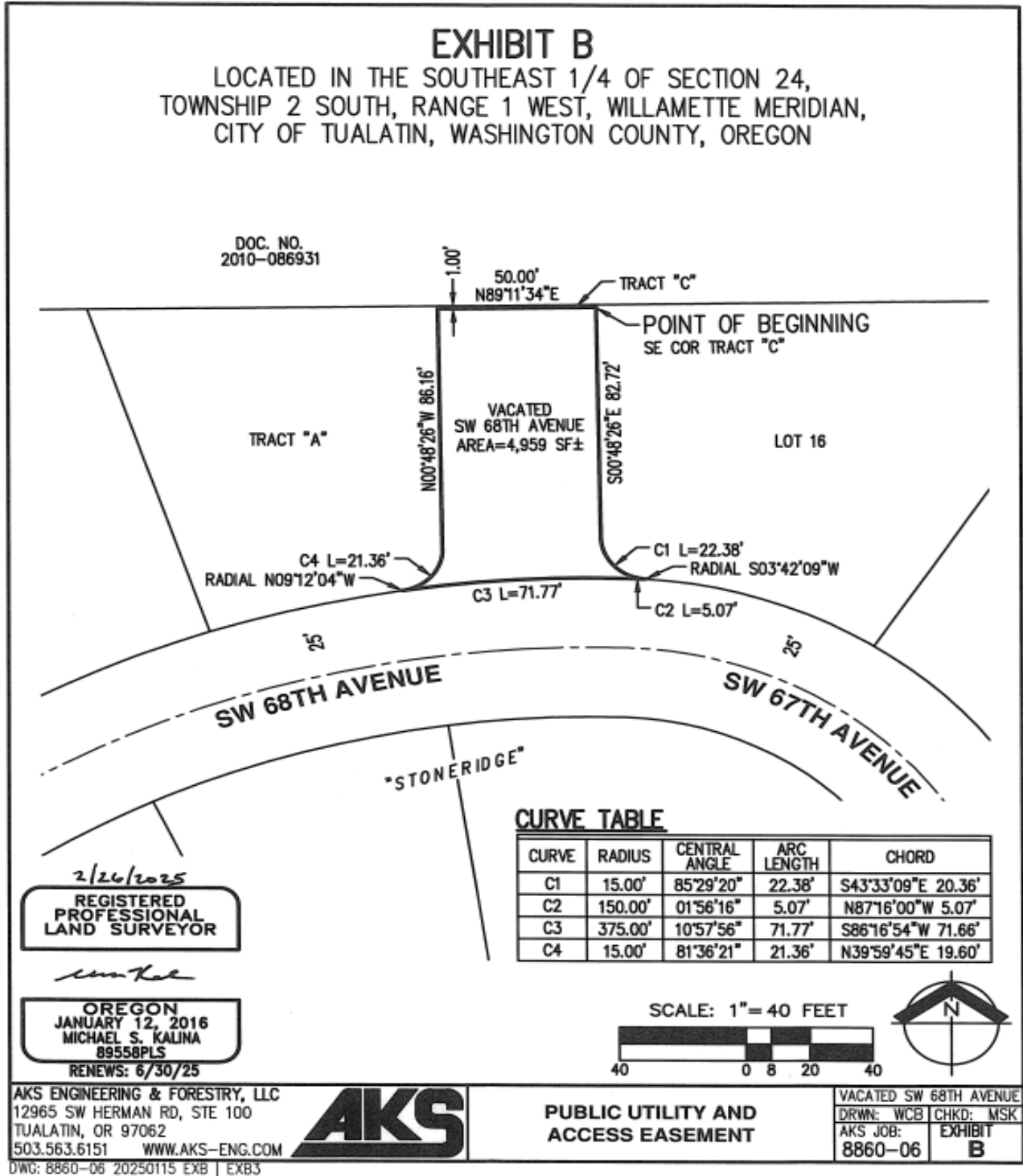
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## CERTIFICATION OF SIGN POSTING



Hearing Date:

FOR MORE INFORMATION:

**TUALATIN.GOV/PROJECTS**

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.

---

As the applicant's consultant for the Las Casitas Park – Right of Way Vacation project, I hereby certify that on this day, 4-4-25 2 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 Consultant Name: Michael O'Brien

(Please Print)

Applicant's Consultant Signature: [Handwritten Signature]

Date: 4-4-2025





# PARQUE LAS CASITAS

Construcción/Construction 2025



- Parque infantil/Playground
- Área de juegos acuático/Splashpad
- Cancha de baloncesto/Basketball court
- Mesas de picnic/Picnic tables

**NOTICE of Hearing**  
Hearing Date:  
April 28, 2025 at 7 PM  
Right of Way Vacation  
VAC25-0001  
[TUALATIN.GOV/PROJECTS](http://TUALATIN.GOV/PROJECTS)

NO TRESPASSING

NO  
PARKING



STATEWIDE  
RENT-A-FENCE  
800-255-8266

PARQUE LAS CAÑAS  
LAS CAÑAS PARK  
TUALATIN, OR 97061

STATEWIDE  
RENT-A-FENCE  
800-255-8266

NOTICE  
OF HEARING

**NOTICE of Hearing**  
Hearing Date:  
April 28, 2025 at 7 PM  
Right of Way Vacation  
VAC25-0001  
[TUALATIN.GOV/PROJECTS](http://TUALATIN.GOV/PROJECTS)



# CMG OREGON

## -Ad Proof-

This is the proof of your ad, scheduled to run on the dates indicated below. Please proofread carefully, and if changes are needed, please contact Kristine Humphries prior to deadline at (971) 204-7785 or [Kristine.Humphries@youroregonnews.com](mailto:Kristine.Humphries@youroregonnews.com).

<p><b>Date:</b> 03/21/25 <b>Account #:</b> 146536 <b>File #:</b> VAC25-0001 <b>Company Name:</b> TUALATIN, CITY OF <b>Contact:</b> LINDSEY HAGERMAN <b>Address:</b> 10699 SW HERMAN RD TUALATIN  <b>Telephone:</b> (503) 691-3053 <b>Fax:</b></p>	<p><b>Ad ID:</b> 355244 <b>Start:</b> 04/09/25 <b>Stop:</b> 04/17/25  <b>Total Cost:</b> \$150.00 <b>Columns Wide:</b> 1  <b>Ad Class:</b> 1216 <b>Phone #</b> (971) 204-7785 <b>Email:</b> <a href="mailto:Kristine.Humphries@youroregonnews.com">Kristine.Humphries@youroregonnews.com</a></p>
<p><b>Run Dates</b></p> <p>The Times 04/10/25 The Times 04/17/25</p>	

**NOTICE OF HEARING ON A RIGHT-OF-WAY VACATION  
CITY OF TUALATIN, OREGON**

**NOTICE IS HEREBY GIVEN** that a public hearing on a Right-of-Way Vacation (Case File VAC25-0001) will be held before the City of Tualatin City Council at 7:00 p.m, Monday, April 28, 2025, at the Tualatin City Services Building (10699 SW Herman Road, Tualatin, OR 97062).

**You are invited to attend and participate in the public hearing.**

The City of Tualatin is proposing a Right-of-Way Vacation (Case File VAC25-0001) under Oregon Revised Statutes (ORS 271). The proposed Right-of-Way Vacation is a 4,959 square-foot tract of land identified as the northerly unimproved street stub of SW 68th Avenue on Tax Map 2S124DD, created by the "Stoneridge" subdivision plat.

**The public is invited to comment by email, writing or by testifying at the hearing.** Written comments can be made by email to [mnelson@tualatin.gov](mailto:mnelson@tualatin.gov) or submitted at the hearing. Individuals may also testify orally at the public hearing or via Zoom. The time of individual testimony may be limited.

For those who would prefer to make verbal comment at the hearing, there are two options:

- Attend in person at the Tualatin City Services Building (10699 SW Herman Road, Tualatin, OR 97062); or
- Zoom Teleconference. Instructions on how to provide comment will be provided during the meeting itself.

· Full instructions and a current link are available at:

<https://www.tualatinoregon.gov/citycouncil/council-meetings>

A staff report and associated materials will be made available seven days prior to the public hearing at: <https://www.tualatinoregon.gov/citycouncil>. This meeting and any materials being considered can be made accessible upon request made at least 48 hours in advance.

**To approve the proposed Right-of-Way Vacation**, City Council must find the proposal meets the applicable criteria of ORS 271.

Published April 10 & 17, 2025.

TT355244

**After Recording Return to:**

City of Tualatin  
18880 Martinazzi Ave.  
Tualatin, OR 97062  
Attn: Public Works

**Until Further Notice, Send Tax Statements to:**

No change

**QUITCLAIM DEED**

CHERYL LYNN LARSON, TRUSTEE OF THE CHERYL LYNN LARSON REVOCABLE TRUST, GRANTOR, releases and quitclaims to CITY OF TUALATIN, a municipal corporation of Oregon, GRANTEE, any and all right, title and interest in the portion of real property described in Exhibit A, conveyed to GRANTOR by Recorded Document #2022-034343, Washington County, Oregon.

A legal description of this real property is attached as Exhibit A and incorporated herein by this reference.

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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0. However, the actual consideration consists of or includes other property or other value given as promised.

Dated this 3 day of March, 2025.

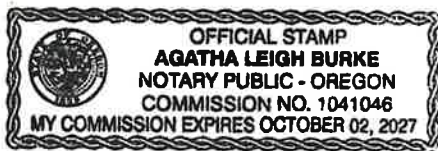
By:  \_\_\_\_\_

Cheryl Lynn Larson, Trustee of the Cheryl Lynn Larson Revocable Trust

STATE OF OREGON                     )  
  ) ss  
County of Washington            )

On this 03 day of March, 2025, before me, the undersigned, a Notary Public, personally appeared Cheryl Larson, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Agatha Leigh Burke  
Notary Public for Oregon



My Commission Expires: 10/02/2027

The City Manager of the City of Tualatin, being duly authorized and directed by the Council of the City of Tualatin, pursuant to Ordinance 787-89, approves and accepts the foregoing Quit Claim on behalf of the City of Tualatin.

Dated this 17 day of MARCH 2025

[Signature]  
for Sherilyn Lombos, City Manager

**AKS ENGINEERING & FORESTRY**

12965 SW Herman Road, Suite 100, Tualatin, OR 97062

P: (503) 563-6151

F: (503) 563-6152

AKS Job #8860-06

**EXHIBIT A****Right-of-Way Vacation**

A portion of right-of-way, located in the Southeast One-Quarter of Section 24, Township 2 South, Range 1 West, Willamette Meridian, City of Tualatin, Washington County, Oregon, and being more particularly described as follows:

Beginning at the southeast corner of Tract "C" of "Stoneridge", recorded as Book 39, Page 39, Washington County Records, also being on the westerly line of Lot 16 of said plat; thence along said westerly line, South  $00^{\circ}48'26''$  East 82.72 feet; thence continuing along said westerly line on a curve to the left with a Radius of 15.00 feet, a Central Angle of  $85^{\circ}29'20''$ , an Arc Length of 22.38 feet, and a Chord of South  $43^{\circ}33'09''$  East 20.36 feet to the northerly right-of-way line of SW 67th Avenue (25.00 feet from centerline); thence along a line which is parallel with and 25.00 feet northerly of, when measured at right angles to, the centerline of SW 67th Avenue on a non-tangent curve to the left (with a radial bearing of South  $03^{\circ}42'09''$  West) with a Radius of 150.00 feet, a Central Angle of  $01^{\circ}56'16''$ , an Arc Length of 5.07 feet, and a Chord of North  $87^{\circ}16'00''$  West 5.07 feet; thence along a line which is parallel with and 25.00 feet northerly of, when measured at right angles to, the centerline of SW 68th Avenue on a compound curve to the left with a Radius of 375.00 feet, a Central Angle of  $10^{\circ}57'56''$ , an Arc Length of 71.77 feet, and a Chord of South  $86^{\circ}16'54''$  West 71.66 feet to the westerly southeast corner of Tract "A" of said plat; thence along the easterly line of said Tract "A" on a non-tangent curve to the left (with a radial bearing of North  $09^{\circ}12'04''$  West) with a Radius of 15.00 feet, a Central Angle of  $81^{\circ}36'21''$ , an Arc Length of 21.36 feet, and a Chord of North  $39^{\circ}59'45''$  East 19.60 feet; thence continuing along said easterly line, North  $00^{\circ}48'26''$  West 86.16 feet to the southerly line of Tract "C" of said plat; thence along said southerly line, North  $89^{\circ}11'34''$  East 50.00 feet to the Point of Beginning.

The above described tract of land contains 4,959 square feet, more or less.

The Basis of Bearings for this description are based on the plat of "Stoneridge".

11/15/2025

**REGISTERED  
PROFESSIONAL  
LAND SURVEYOR****OREGON  
JANUARY 12, 2016  
MICHAEL S. KALINA  
89558PLS****RENEWS: 6/30/25**

**AKS ENGINEERING & FORESTRY**12965 SW Herman Road, Suite 100, Tualatin, OR 97062  
P: (503) 563-6151 F: (503) 563-6152

AKS Job #8860-06

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The above described tract of land contains 4,959 square feet, more or less.

The Basis of Bearings for this description are based on the plat of "Stoneridge".

11/15/2025

**REGISTERED  
PROFESSIONAL  
LAND SURVEYOR****OREGON  
JANUARY 12, 2016  
MICHAEL S. KALINA  
89558PLS****RENEWS: 6/30/25**



# CITY OF TUALATIN

## Staff Report

**TO:** Honorable Mayor and Members of the City Council

**THROUGH:** Sherilyn Lombos, City Manager

**FROM:** Madeleine Nelson, Associate Planner  
Steve Koper, AICP, Assistant Community Development Director

**DATE:** April 28, 2025

---

**SUBJECT:**

Consideration of Ordinance No. 1499-25, requesting the annexation of 54.79 acres of land located at Tonquin Loop, west of Grahams Ferry Road, and north of Basalt Creek Parkway into the City of Tualatin from unincorporated Washington County

**RECOMMENDATION:**

Staff recommends that Council approve the Annexation (ANN 24-0001) and adopt Ordinance No. 1499-25.

**EXECUTIVE SUMMARY:**

This matter is a quasi-judicial public hearing.

AKS Engineering & Forestry, LLC on behalf of Schnitzer Properties, LLC proposes to annex 54.79 acres of land located south of Tonquin Loop, west of Grahams Ferry Road, and north of Basalt Creek Parkway (Tax Map 2S134DA Lots 500, 600, 700, Map 2S134DB Lot 3000, and Map 2S134DD Lots 100, 200, 300, 450, 500) into the City of Tualatin from unincorporated Washington County. Additionally, the planned annexation includes portions of the rights-of-way of SW Grahams Ferry Road, SW Tonquin Road, SW Tonquin Loop Road, and SW Basalt Creek Parkway that abut the site. Any development of the property would require a separately approved Architectural Review.

Before granting the proposed annexation, the City Council must find that the annexation conforms to the applicable criteria of Tualatin Development Code (TDC) Section 33.010, Metro Code Section 3.09, and Oregon Revised Statutes (ORS) 222. The Analysis and Findings demonstrate that the proposal complies with the applicable criteria for granting an annexation.

**OUTCOMES OF DECISION:**

Approval of the Annexation (ANN 24-0001) and adoption of Ordinance No. 1499-25 will result in the following:

- Annexation of the property into the City of Tualatin and withdrawal of the property from the Washington County Enhanced Sheriff Patrol District and Urban Road Maintenance District.
- Application of the City's Basalt Creek Employment (BCE) Planning District to the property.

**ALTERNATIVES TO RECOMMENDATION:**

The alternatives to the staff recommendation include:

- Continuation of the hearing to a date certain in the future; or
- Denial of the annexation request.

**FINANCIAL IMPLICATIONS:**

The City will receive an increased share in property tax revenue.

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**ATTACHMENTS:**

- Exhibit A: Annexation Application, Petition, and Supporting Materials
- Exhibit B: Legal Description & Map
- Exhibit C: Utility Proposal
- Exhibit D: Public Notice
- Exhibit E: Comprehensive Plan Map 8-1 Functional Classification and Traffic Signal Plan
- Exhibit F: Comprehensive Plan Map 9-1 Water System Master Plan
- Exhibit G: Comprehensive Plan Map 9-2 Sewer System Master Plan
- Exhibit H: Comprehensive Plan Map 9-3 Storm Sewer Master Plan
- Exhibit I: Comprehensive Plan Map 10-1 Planning District
- Exhibit J: Washington County Annexation Consent
- Exhibit K: Public Comments



# Tonquin Commerce Center Annexation (ANN 24-0001)

April 28, 2025

# Overview



- Consideration of a request to approve an Annexation for approximately 54.79 acres of land located at Tonquin Loop, west of Grahams Ferry Road, and north of Basalt Creek Parkway (Tax Map 2S134DA Lots 500, 600, 700, Map 2S134DB Lot 3000, and Map 2S134DD Lots 100, 200, 300, 450, 500) into the City of Tualatin from unincorporated Washington County.
- Additionally, the planned annexation includes portions of the rights-of-way of SW Grahams Ferry Road, SW Tonquin Road, SW Tonquin Loop Road, and SW Basalt Creek Parkway that abut the site.
- The property is designated in the Basalt Creek Employment (BCE) Planning District.
- Future development of the property will require a separate Architectural Review and approval. Applicable Tualatin Development Code criteria would be reviewed at that time.



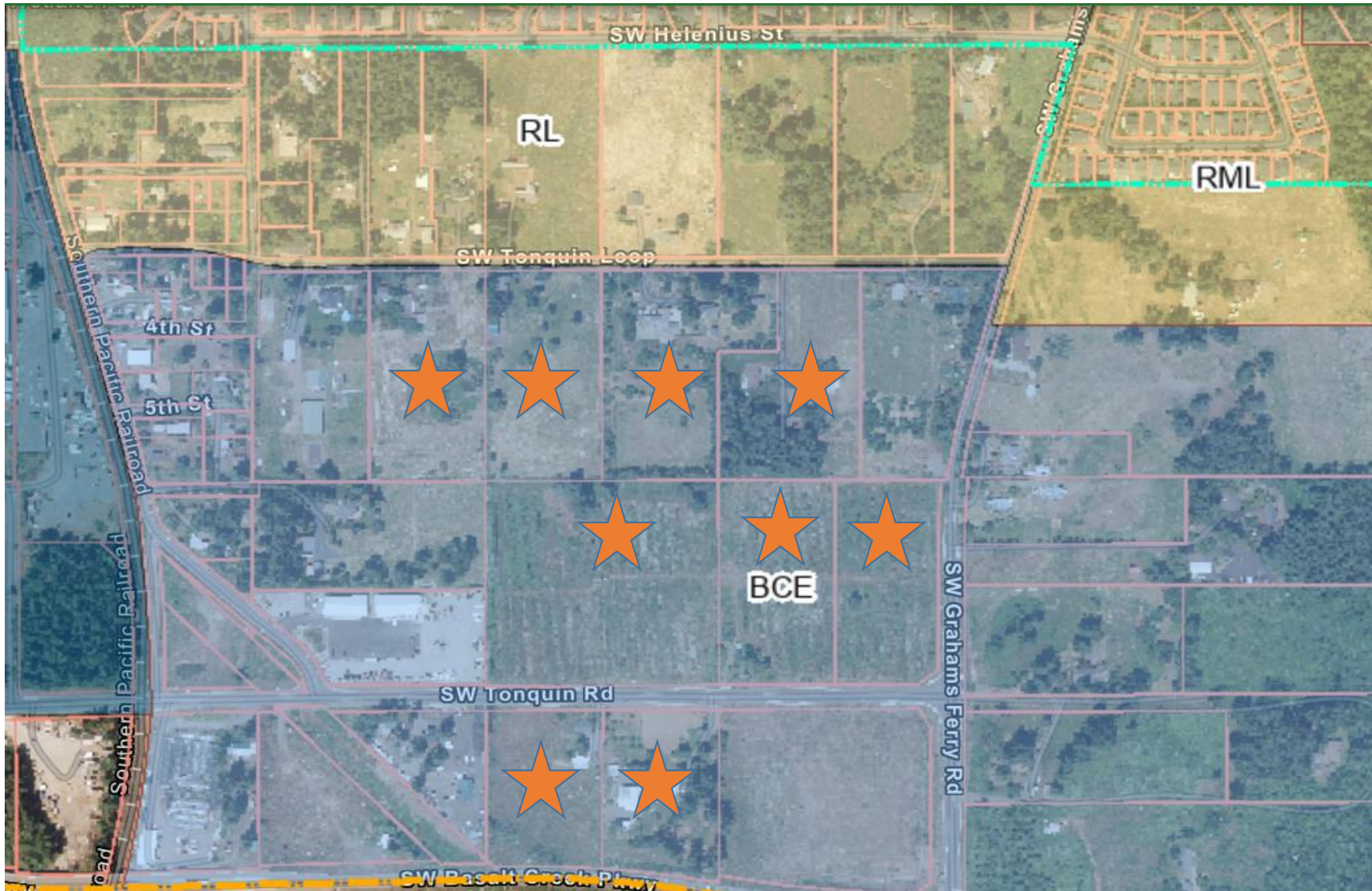
CITY of  
TUALATIN

## A decorative horizontal line with a repeating wavy pattern in a dark teal color.



**CITY***of*  
**TUALATIN**

# Zoning



CITY of  
TUALATIN

# *Applicable Criteria*



## **TDC 33.010 Annexation**

- Within Urban Growth Boundary
- Owner has petitioned to be annexed

## **Meets Metro Code 3.09**

- Adjacent to urban services (sewer, stormwater, water, roads) or services can be extended

## **Meets ORS Chapter 22**

- Adjacent to the City to which the property is being annexed and not within another city

Note: No development proposed. Future development subject to Architectural Review and application of approval criteria in TDC.



**CITY of  
TUALATIN**

# Conclusion & Recommendation



- The Findings & Analysis demonstrate that the proposed annexation complies with applicable standards of the Tualatin Development Code, Metro Code, and Oregon Revised Statutes.
- Staff recommends City Council approve ANN 24-0001 and adoption of Ordinance 1499-25.



CITY of  
TUALATIN



**CITY***of*  
**TUALATIN**

ORDINANCE NO. 1499-25

AN ORDINANCE ANNEXING APPROXIMATELY 54.79 ACRES OF LAND LOCATED AT TONQUIN LOOP, WEST OF GRAHAMS FERRY ROAD, AND NORTH OF BASALT CREEK PARKWAY (TAX MAP 2S134DA LOTS 500, 600, 700, MAP 2S134DB LOT 3000 AND MAP 2S134DD LOTS 100, 200, 300, 450, 500), AND INCLUDES PORTIONS OF THE RIGHTS-OF-WAY OF SW GRAHAMS FERRY ROAD, SW TONQUIN ROAD, SW TONQUIN LOOP ROAD, AND SW BASALT CREEK PARKWAY THAT ABUT THE SITE, INTO THE CITY OF TUALATIN; WITHDRAWING THE TERRITORY FROM THE WASHINGTON COUNTY ENHANCED SHERIFF PATROL DISTRICT AND URBAN ROADS MAINTENANCE DISTRICT (ANN24-0001).

WHEREAS, Schnitzer Properties, LLC (owner) as represented by AKS Engineering and Forestry, LLC, submitted a petition for annexation of approximately 54.79 acres of land located at Tonquin Loop, west of Grahams Ferry Road, and north of Basalt Creek Parkway (Tax Map 2S134DA Lots 500, 600, 700, Map 2S134DB Lot 3000, and Map 2S134DD Lots 100, 200, 300, 450, 500) and includes portions of the rights-of-way of SW Grahams Ferry Road, SW Tonquin Road, SW Tonquin Loop Road, and SW Basalt Creek Parkway that abut the site, hereafter called the "Property," into the City of Tualatin;

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

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

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

WHEREAS, Metro does not oppose the annexation;

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

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

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

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

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

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

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

THE CITY OF TUALATIN ORDAINS AS FOLLOWS:

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

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

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

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

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

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

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

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

Adopted by the City Council this 28<sup>th</sup> day of April, 2025.

CITY OF TUALATIN, OREGON

BY \_\_\_\_\_  
Mayor

ATTEST:

BY \_\_\_\_\_  
City Recorder



# ANALYSIS AND FINDINGS

Case #:ANN 24-0001

Location:	Tax Map 2S134DA Lots 500, 600, 700, 2S134DB Lot 3000, and 2S134DD Lots 100, 200, 300, 450, 500
Owner:	Schnitzer Properties, LLC
Applicant:	AKS Engineering & Forestry, LLC

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## I. INTRODUCTION

### A. Applicable Criteria

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

### B. Project Description

The subject territory 54.79 acres and is located at south of Tonquin Loop, west of Grahams Ferry Road, and north of Basalt Creek Parkway, Tax Lots: 2S134DA 500, 600, 700, 2S134DB 3000, and 2S134DD 100, 200, 300, 450, 500. Additionally, the planned annexation includes portions of the rights-of-way of SW Grahams Ferry Road, SW Tonquin Road, SW Tonquin Loop Road, and SW Basalt Creek Parkway that abut the site. The land is within Tualatin's Urban Planning Area and is designated as Basalt Creek Employment zone (BCE). The subject territory is within unincorporated Washington County and is considered a "cherry-stem" annexation, as the Grahams Ferry Road right-of-way serves as the contiguous border to Tualatin City Limits.

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

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

### C. Site Description

The subject territory spans nine tax lots and includes six existing single-family homes and fourteen existing farm buildings. The subject territory is bordered by rural residential uses to the north east, and west and industrial uses to the south.

### D. Exhibit List:

- Exhibit A: Annexation Application, Petition, and Supporting Materials
- Exhibit B: Legal Description & Map
- Exhibit C: Utility Proposal
- Exhibit D: Public Notice
- Exhibit E: Comprehensive Plan Map 8-1 Functional Classification and Traffic Signal Plan
- Exhibit F: Comprehensive Plan Map 9-1 Water System Master Plan
- Exhibit G: Comprehensive Plan Map 9-2 Sewer System Master Plan
- Exhibit H: Comprehensive Plan Map 9-3 Storm Sewer Master Plan
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- Exhibit K: Public Comment

## II. FINDINGS

Findings reference the Tualatin Development Code (TDC), unless otherwise noted.

### Chapter 32: Procedures

[...]

#### Section 32.010 – Purpose and Applicability.

[...]

(2) **Applicability of Review Procedures.** All land use and development permit applications and decisions, will be made by using the procedures contained in this Chapter. The procedure “type” assigned to each application governs the decision-making process for that permit or application. There are five types of permit/application procedures as described in subsections (a) through (e) below. Table 32-1 lists the City’s land use and development applications and corresponding review procedure(s).

[...]

(d) **Type IV-A Procedure (Quasi-Judicial Review—City Council Public Hearing).** Type IV-A procedure is used when the standards and criteria require discretion, interpretation, or policy or legal judgment and is the procedure used for site-specific land use actions initiated by an applicant. Type IV-A decisions are made by the City Council and require public notice and a public hearing. Appeals of Type IV-A decisions are heard by the Land Use Board of Appeals (LUBA).

[...]

(3) **Determination of Review Type.** Unless specified in Table 32-1, the City Manager will determine whether a permit or application is processed as Type I, II, III, IV-A or IV-B based on the descriptions above. Questions regarding the appropriate procedure will be resolved in favor of the review type providing the widest notice and opportunity to participate. An applicant may choose to elevate a Type I or II application to a higher numbered review type, provided the applicant pays the appropriate fee for the selected review type.

**Table 32-1—Applications Types and Review Procedures**

Application/Action	Procedure Type	Decision Body*	Appeal Body*	Pre-Application Conference Required	Neighborhood/Developer Mtg Required	Applicable Code Chapter
<b>Annexations</b>						
• Quasi-judicial	TDC 32.260	CC	LUBA	Yes	Yes	TDC 33.010
[...]						
* City Council (CC); Planning Commission (PC); Architectural Review Board (ARB); City Manager or designee (CM); Land Use Board of Appeals (LUBA).						

#### **Finding:**

The proposed Annexation application is subject to the Type IV-A Procedure Type according to Table 32-1. The application has been processed according to the applicable code for Type IV-A procedures. Any

*future development or construction will be reviewed under a separate land use application. This standard is met.*

### **Section 32.110 – Pre-Application Conference.**

(1) **Purpose of Pre-Application Conferences.** Pre-application conferences are intended to familiarize applicants with the requirements of the TDC; to provide applicants with an opportunity discuss proposed projects in detail with City staff; and to identify approval criteria, standards, and procedures prior to filing a land use application. The pre-application conference is intended to be a tool to assist applicants in navigating the land use process, but is not intended to be an exhaustive review that identifies or resolves all potential issues, and does not bind or preclude the City from enforcing any applicable regulations or from applying regulations in a manner differently than may have been indicated at the time of the pre-application conference.

(2) **When Mandatory.** Pre-application conferences are mandatory for all land use actions identified as requiring a pre-application conference in Table 32-1. An applicant may voluntarily request a pre-application conference for any land use action even if it is not required.

(3) **Timing of Pre-Application Conference.** A pre-application conference must be held with City staff before an applicant submits an application and before an applicant conducts a Neighborhood/Developer meeting.

(4) **Application Requirements for Pre-Application Conference.**

(a) **Application Form.** Pre-application conference requests must be made on forms provided by the City Manager.

(b) **Submittal Requirements.** Pre-application conference requests must include:

(i) A completed application form;

(ii) Payment of the application fee;

(iii) The information required, if any, for the specific pre-application conference sought; and

(iv) Any additional information the applicant deems necessary to demonstrate the nature and scope of the proposal in sufficient detail to allow City staff to review and comment.

(5) **Scheduling of Pre-Application Conference.** Upon receipt of a complete application, the City Manager will schedule the pre-application conference. The City Manager will coordinate the involvement of city departments, as appropriate, in the pre-application conference. Pre-application conferences are not open to the general public.

(6) **Validity Period for Mandatory Pre-Application Conferences; Follow-Up Conferences.** A follow-up conference is required for those mandatory pre-application conferences that have previously been held when:

(a) An application relating to the proposed development that was the subject of the pre-application conference has not been submitted within six (6) months of the pre-application conference;

(b) The proposed use, layout, and/or design of the proposal have significantly changed; or

(c) The owner and/or developer of a project changes after the pre-application conference and prior to application submittal.

### **Finding:**

*A Pre-Application Meeting is mandatory. The applicant participated in a Pre-Application Meeting on January 10, 2024, approximately 10 months before the application submittal in November 2024. Staff finds that the proposal has not significantly changed since the Pre-Application Meeting, and that the*

*applicant has, on several occasions, had in-depth discussions regarding the project with staff by phone call and email to satisfy the follow-up conference requirement. These standards are met.*

**Section 32.120 – Neighborhood/Developer Meetings.**

(1) Purpose. The purpose of this meeting is to provide a means for the applicant and surrounding property owners to meet to review a development proposal and identify issues regarding the proposal so they can be considered prior to the application submittal. The meeting is intended to allow the developer and neighbors to share information and concerns regarding the project. The applicant may consider whether to incorporate solutions to these issues prior to application submittal.

(2) When Mandatory. Neighborhood/developer meetings are mandatory for all land use actions identified in Table 32-1 as requiring a neighborhood/developer meeting. An applicant may voluntarily conduct a neighborhood/developer meeting even if it is not required and may conduct more than one neighborhood/developer meeting at their election.

(3) Timing. A neighborhood/developer meeting must be held after a pre-application meeting with City staff, but before submittal of an application.

(4) Time and Location. Required neighborhood/developer meetings must be held within the city limits of the City of Tualatin at the following times:

(a) If scheduled on a weekday, the meeting must begin no earlier than 6:00 p.m.

(b) If scheduled on a weekend, the meeting must begin between 10:00 a.m. and 6:00 p.m.

(5) Notice Requirements.

(a) The applicant must provide notice of the meeting at least 14 calendar days and no more than 28 calendar days before the meeting. The notice must be by first class mail providing the date, time, and location of the meeting, as well as a brief description of the proposal and its location. The applicant must keep a copy of the notice to be submitted with their land use application.

(b) The applicant must mail notice of a neighborhood/developer meeting to the following persons:

(i) All property owners within 1,000 feet measured from the boundaries of the subject property;

(ii) All property owners within a platted residential subdivision that is located within 1,000 feet of the boundaries of the subject property. The notice area includes the entire subdivision and not just those lots within 1,000 feet. If the residential subdivision is one of two or more individually platted phases sharing a single subdivision name, the notice area need not include the additional phases; and

(iii) All designated representatives of recognized Citizen Involvement Organizations as established in TMC Chapter 11-9.

(c) The City will provide the applicant with labels for mailing for a fee.

(d) Failure of a property owner to receive notice does not invalidate the neighborhood/developer meeting proceedings.

(6) Neighborhood/Developer Sign Posting Requirements. The applicant must provide and post on the subject property, at least 14 calendar days before the meeting. The sign must conform to the design and placement standards established by the City for signs notifying the public of land use actions in TDC 32.150.

(7) Neighborhood/Developer Meeting Requirements. The applicant must have a sign-in sheet for all attendees to provide their name, address, telephone number, and email address and keep a copy of the sign-in sheet to provide with their land use application. The applicant must prepare meeting notes identifying the persons attending, those commenting and the substance of the

comments expressed, and the major points that were discussed. The applicant must keep a copy of the meeting notes for submittal with their land use application.

**Finding:**

*The applicant has provided evidence that a Neighborhood/Developer Meeting was held on September 25, 2024. The applicant has provided documentation of sign posting and notification in compliance with this section in Exhibit A. These standards are met.*

**Section 32.130 – Initiation of Applications.**

**(1) Type I, Type II, Type III, and Type IV-A Applications.** Type I, Type II, Type III, and Type IV-A applications may be submitted by one or more of the following persons:

- (a) The owner of the subject property;
- (b) The contract purchaser of the subject property, when the application is accompanied by proof of the purchaser's status as such and by the seller's written consent;
- (c) A lessee in possession of the property, when the application is accompanied by the owners' written consent; or
- (d) The agent of any of the foregoing, when the application is duly authorized in writing by a person authorized to submit an application by paragraphs (a), (b) or (c) of this subsection, and accompanied by proof of the agent's authority.

[...]

**Finding:**

*The applicant has provided a title report within Exhibit A showing Schnitzer Properties LLC to be the current owner of the subject site. The application has been signed by the property owner's representative. This standard is met.*

**Section 32.140 – Application Submittal.**

**(1) Submittal Requirements.** Land use applications must be submitted on forms provided by the City. A land use application may not be accepted in partial submittals. All information supplied on the application form and accompanying the application must be complete and correct as to the applicable facts. Unless otherwise specified, all of the following must be submitted to initiate completeness review under TDC 32.160:

- (a) A completed application form. The application form must contain, at a minimum, the following information:
  - (i) The names and addresses of the applicant(s), the owner(s) of the subject property, and any authorized representative(s) thereof;
  - (ii) The address or location of the subject property and its assessor's map and tax lot number;
  - (iii) The size of the subject property;
  - (iv) The comprehensive plan designation and zoning of the subject property;
  - (v) The type of application(s);
  - (vi) A brief description of the proposal; and
  - (vii) Signatures of the applicant(s), owner(s) of the subject property, and/or the duly authorized representative(s) thereof authorizing the filing of the application(s).
- (b) A written statement addressing each applicable approval criterion and standard;
- (c) Any additional information required under the TDC for the specific land use action sought;

- (d) Payment of the applicable application fee(s) pursuant to the most recently adopted fee schedule;
  - (e) Recorded deed/land sales contract with legal description.
  - (f) A preliminary title report or other proof of ownership.
  - (g) For those applications requiring a neighborhood/developer meeting:
    - (i) The mailing list for the notice;
    - (ii) A copy of the notice;
    - (iii) An affidavit of the mailing and posting;
    - (iv) The original sign-in sheet of participants; and
    - (v) The meeting notes described in TDC 32.120(7).
  - (h) A statement as to whether any City-recognized Citizen Involvement Organizations (CIOs) whose boundaries include, or are adjacent to, the subject property were contacted in advance of filing the application and, if so, a summary of the contact. The summary must include the date when contact was made, the form of the contact and who it was with (e.g. phone conversation with neighborhood association chairperson, meeting with land use committee, presentation at neighborhood association meeting), and the result;
  - (i) Any additional information, as determined by the City Manager, that may be required by another provision, or for any other permit elsewhere, in the TDC, and any other information that may be required to adequately review and analyze the proposed development plan as to its conformance to the applicable criteria;
- (2) **Application Intake.** Each application, when received, must be date-stamped with the date the application was received by the City, and designated with a receipt number and a notation of the staff person who received the application.
- (3) **Administrative Standards for Applications.** The City Manager is authorized to establish administrative standards for application forms and submittals, including but not limited to plan details, information detail and specificity, number of copies, scale, and the form of submittal.

**Finding:**

*The applicant submitted an application for ANN24-0001 on November 20, 2024. The application was then deemed complete on March 13, 2025. The general land use submittal requirements were included with this application. These standards are met.*

**Section 32.150 - Sign Posting.**

- (1) **When Signs Posted.** Signs in conformance with these standards must be posted as follows:
- (a) Signs providing notice of an upcoming neighborhood/developer meeting must be posted prior to a required neighborhood/developer meeting in accordance with Section 32.120(6); and
  - (b) Signs providing notice of a pending land use application must be posted after land use application has been submitted for Type II, III and IV-A applications.
- (2) **Sign Design Requirements.** The applicant must provide and post a sign(s) that conforms to the following standards:
- (a) Waterproof sign materials;
  - (b) Sign face must be no less than eighteen (18) inches by twenty-four (24) inches (18" x 24"); and
  - (c) Sign text must be at least two (2) inch font.
- (3) **On-site Placement.** The applicant must place one sign on their property along each public street frontage of the subject property. (Example: If a property adjoins four public streets, the

applicant must place a sign at each of those public street frontages for a total of four signs). The applicant cannot place the sign within public right of way.

(4) Removal. If a sign providing notice of a pending land use application disappears prior to the final decision date of the subject land use application, the applicant must replace the sign within forty-eight (48) hours of discovery of the disappearance or of receipt of notice from the City of its disappearance, whichever occurs first. The applicant must remove the sign no later than fourteen (14) days after:

- (a) The meeting date, in the case of signs providing notice of an upcoming neighborhood/developer meeting; or
- (b) The City makes a final decision on the subject land use application, in the case of signs providing notice of a pending land use application.

**Finding:**

*The applicant provided certification within Exhibit A that signs in conformance with this section were placed on site in accordance with this section. These standards are met.*

**Section 32.160 – Completeness Review.**

(1) Duration. Except as otherwise provided under ORS 227.178, the City Manager must review an application for completeness within 30 days of its receipt.

(2) Considerations. Determination of completeness will be based upon receipt of the information required under TDC 32.140 and will not be based on opinions as to quality or accuracy. Applications that do not respond to relevant code requirements or standards can be deemed incomplete. A determination that an application is complete indicates only that the application is ready for review on its merits, not that the City will make a favorable decision on the application.

(3) Complete Applications. If an application is determined to be complete, review of the application will commence.

(4) Incomplete Applications. If an application is determined to be incomplete, the City Manager must provide written notice to the applicant identifying the specific information that is missing and allowing the applicant the opportunity to submit the missing information. An application which has been determined to be incomplete must be deemed complete for purposes of this section upon receipt of:

- (a) All of the missing information;
- (b) Some of the missing information and written notice from the applicant that no other information will be provided; or
- (c) Written notice from the applicant that none of the missing information will be provided.

(5) Vesting. If an application was complete at the time it was first submitted, or if the applicant submits additional required information within 180 days of the date the application was first submitted, approval or denial of the application must be based upon the standards and criteria that were in effect at the time the application was first submitted.

(6) Void Applications. An application is void if the application has been on file with the City for more than 180 days and the applicant has not provided the missing information or otherwise responded, as provided in subsection (4) of this section.

[...]

**Finding:**

*The applicant submitted an application for ANN 24-0001 on November 20, 2024. The application was deemed incomplete by written notice on December 18, 2024. This notice identified missing items which*

were later submitted by the applicant. On March 13, 2025, the application was deemed complete. These standards are met.

**Section 32.240 - Type IV-A Procedure (Quasi-Judicial Review—City Council Public Hearing)**

Type IV-A decisions are quasi-judicial decisions made by the City Council after a public hearing. A hearing under these procedures provides a forum to apply standards to a specific set of facts to determine whether the facts conform to the applicable criteria and the resulting determination will directly affect only a small number of identifiable persons. Except as otherwise provided, the procedures set out in this section must be followed when the subject matter of the evidentiary hearing would result in a quasi-judicial decision. City Council decisions may be appealed to the state Land Use Board of Appeals pursuant to ORS 197.805—197.860.

- (1) **Submittal Requirements.** Type IV-A applications must include the submittal information required by TDC 32.140(1).
- (2) **Determination of Completeness.** After receiving an application for filing, the City Manager will review the application will for completeness in accordance with TDC 32.160.
- (3) **Written Notice of Public Hearing—Type IV-A.** Once the application has been deemed complete, the City must mail by regular first class mail Notice of a Public Hearing to the following individuals and agencies no fewer than 20 days before the hearing.
  - (a) **Recipients:**
    - (i) The applicant and, the owners of the subject property;
    - (ii) All property owners within 1,000 feet measured from the boundaries of the subject property;
    - (iii) All property owners within a platted residential subdivision that is located within 1,000 feet of the boundaries of the subject property. The notice area includes the entire subdivision and not just those lots within 1,000 feet. If the residential subdivision is one of two or more individually platted phases sharing a single subdivision name, the notice area need not include the additional phases;
    - (iv) All recognized neighborhood associations within 1,000 feet from the boundaries of the subject property;
    - (v) All designated representatives of recognized Citizen Involvement Organizations as established in TMC Chapter 11-9;
    - (vi) Any person who submits a written request to receive a notice;
    - (vii) Any governmental agency that is entitled to notice under an intergovernmental agreement entered into with the City and any other affected agencies, including but not limited to: school districts; fire district; where the project either adjoins or directly affects a state highway, the Oregon Department of Transportation; and where the project site would access a County road or otherwise be subject to review by the County, then the County; and Clean Water Services; Tri Met; and, ODOT Rail Division and the railroad company if a railroad-highway grade crossing provides or will provide the only access to the subject property. The failure of another agency to respond with written comments on a pending application does not invalidate an action or permit approval made by the City under this Code;
    - (viii) Utility companies (as applicable); and,
    - (ix) Members of the City Council.
  - (b) The Notice of a Public Hearing, at a minimum, must contain all of the following information:

- (i) The names of the applicant(s), any representative(s) thereof, and the owner(s) of the subject property;
  - (ii) The street address if assigned, if no street address has been assigned then Township, Range, Section, Tax Lot or Tax Lot ID;
  - (iii) The type of application and a concise description of the nature of the land use action;
  - (iv) A list of the approval criteria by TDC section for the decision and other ordinances or regulations that apply to the application at issue;
  - (v) Brief summary of the local decision making process for the land use decision being made and a general explanation of the requirements for submission of testimony and the procedure for conduct of hearings;
  - (vi) The date, time and location of the hearing;
  - (vii) Disclosure statement indicating that if any person fails to address the relevant approval criteria with enough detail, he or she may not be able to appeal to the Land Use Board of Appeals on that issue, and that only comments on the relevant approval criteria are considered relevant evidence;
  - (viii) The name of a City representative to contact and the telephone number where additional information may be obtained;
  - (ix) Statement that the application and all documents and evidence submitted to the City are in the public record and available for review, and that copies can be obtained at a reasonable cost from the City; and
  - (x) Statement that a copy of the staff report will be available for inspection at no cost at least seven days prior to the hearing and will be provided at reasonable cost.
- (c) Failure of a person or agency to receive a notice, does not invalidate any proceeding in connection with the application, provided the City can demonstrate by affidavit that required notice was given.

**Finding:**

*After submittal and completeness review as required by this section, notice of public hearing for the Type IV-A application for ANN 24-0001 was mailed by city staff on March 31, 2025 and April 2, 2025, and contained the information required by this section, as attached in Exhibit D. Public comments have been received and included in Exhibit J. These standards are met.*

- (5) **Conduct of the Hearing—Type IV-A.** The Mayor (or Mayor Pro Tem) must follow the order of proceedings set forth below. These procedures are intended to provide all interested persons a reasonable opportunity to participate in the hearing process and to provide for a full and impartial hearing on the application before the body. Questions concerning the propriety or the conduct of a hearing will be addressed to the chair with a request for a ruling. Rulings from the Mayor must, to the extent possible, carry out the stated intention of these procedures. A ruling given by the Mayor on such question may be modified or reversed by a majority of those members of the decision body present and eligible to vote on the application before the body. The procedures to be followed by the Mayor in the conduct of the hearing are as follows:
- (a) At the commencement of the hearing, the Mayor (or designee) must state to those in attendance all of the following information and instructions:
    - (i) The applicable approval criteria by Code Chapter that apply to the application;
    - (ii) Testimony and evidence must concern the approval criteria described in the staff report, or other criteria in the comprehensive plan or land use regulations that the person testifying believes to apply to the decision;

- (iii) Failure to raise an issue with sufficient detail to give the City Council and the parties an opportunity to respond to the issue, may preclude appeal to the state Land Use Board of Appeals on that issue;
  - (iv) At the conclusion of the initial evidentiary hearing, the City Council must deliberate and make a decision based on the facts and arguments in the public record; and
  - (v) Any participant may ask the City Council for an opportunity to present additional relevant evidence or testimony that is within the scope of the hearing; if the City Council grants the request, it will schedule a date to continue the hearing as provided in TDC 32.240(5)(e), or leave the record open for additional written evidence or testimony as provided TDC 32.240(5)(f).
- (b) The public is entitled to an impartial decision body as free from potential conflicts of interest and pre-hearing ex parte (outside the hearing) contacts as reasonably possible. Where questions related to ex parte contact are concerned, members of the City Council must follow the guidance for disclosure of ex parte contacts contained in ORS 227.180. Where a real conflict of interest arises, that member or members of the City Council must not participate in the hearing, except where state law provides otherwise. Where the appearance of a conflict of interest is likely, that member or members of the City Council must individually disclose their relationship to the applicant in the public hearing and state whether they are capable of rendering a fair and impartial decision. If they are unable to render a fair and impartial decision, they must be excused from the proceedings.
- (c) Presenting and receiving evidence.
  - (i) The City Council may set reasonable time limits for oral presentations and may limit or exclude cumulative, repetitious, irrelevant, or personally derogatory testimony or evidence;
  - (ii) No oral testimony will be accepted after the close of the public hearing. Written testimony may be received after the close of the public hearing only as provided by this section; and
  - (iii) Members of the City Council may visit the property and the surrounding area, and may use information obtained during the site visit to support their decision, if the information relied upon is disclosed at the beginning of the hearing and an opportunity is provided to dispute the evidence.
- (d) The City Council, in making its decision, must consider only facts and arguments in the public hearing record; except that it may take notice of facts not in the hearing record (e.g., local, state, or federal regulations; previous City decisions; case law; staff reports). Upon announcing its intention to take notice of such facts in its deliberations, it must allow persons who previously participated in the hearing to request the hearing record be reopened, as necessary, to present evidence concerning the newly presented facts.
- (e) If the City Council decides to continue the hearing, the hearing must be continued to a date that is at least seven days after the date of the first evidentiary hearing (e.g., next regularly scheduled meeting). An opportunity must be provided at the continued hearing for persons to present and respond to new written evidence and oral testimony. If new written evidence is submitted at the continued hearing, any person may request, before the conclusion of the hearing, that the record be left open for at least seven days, so that he or she can submit additional written evidence or arguments in response to the new written evidence. In the interest of time, after the

- close of the hearing, the decision body may limit additional testimony to arguments and not accept additional evidence.
- (f) If the City Council leaves the record open for additional written testimony, the record must be left open for at least seven days after the hearing. Any participant may ask the decision body in writing for an opportunity to respond to new evidence (i.e., information not disclosed during the public hearing) submitted when the record was left open. If such a request is filed, the decision body must reopen the record, as follows:
    - (i) When the record is reopened to admit new evidence or arguments (testimony), any person may raise new issues that relate to that new evidence or testimony;
    - (ii) An extension of the hearing or record granted pursuant to this section is subject to the limitations of TDC 32.030(1) (ORS 227.178—120-day rule), unless the applicant waives his or her right to a final decision being made within 120 days of filing a complete application; and
    - (iii) If requested by the applicant, the City Council must grant the applicant at least seven days after the record is closed to all other persons to submit final written arguments, but not evidence, provided the applicant may expressly waive this right.
- (6) *Notice of Adoption of a Type IV-A Decision.* Notice of Adoption must be provided to the property owner, applicant, and any person who provided testimony at the hearing or in writing. The Type IV-A Notice of Adoption must contain all of the following information:
- (a) A description of the applicant's proposal and the City's decision on the proposal, which may be a summary, provided it references the specifics of the proposal and conditions of approval in the public record;
  - (b) The address or other geographic description of the property proposed for development, including a map of the property in relation to the surrounding area;
  - (c) A statement a statement that a copy of the decision and complete case file, including findings, conclusions, and conditions of approval, if any, is available for review and how copies can be obtained;
  - (d) The date the decision becomes final; and
  - (e) The notice must include an explanation of rights to appeal a City Council decisions to the state Land Use Board of Appeals pursuant to ORS 197.805—197.860.
- (7) *Effective Date of a Type IV-A Decision.*
- (a) The written order is the final decision on the application.
  - (b) The date of the order is the date it is mailed by the Mayor (or designee) certifying its approval by the decision body.
  - (c) Appeal of a IV-A City Council decision is to the State Land Use Board of Appeals pursuant to ORS 197.805—197.860.

**Finding:**

*Conduct of the hearing will follow these standards. Notice of Adoption of a Type IV-A Decision any appeal will follow the requirements of this section. These standards will be met.*

**Section 32.260 - Annexation Procedures**

An Annexation brings property from outside the City Limits into the City Limits. At the same time, the City also removes the property from any county special districts that are no longer needed. For example, property in Washington County is withdrawn from the Washington

County Enhanced Sheriff's Patrol District because police services will be provided by the Tualatin Police Department.

**(1) Procedure Type—Annexations.**

- (a) Quasi-Judicial Annexations will be conducted by City Council under the Type IV-A process in TDC 32.240, as modified by this Section. The 120-day rule does not apply to annexations.
- (b) Legislative Annexations will be conducted by City Council under the Type IV-B process in TDC 32.250 as modified by this Section.

**(2) Submittal Information and Completeness.**

- (a) *Quasi-Judicial Annexation.* For quasi-judicial annexation applications, submittal requirements must be in accordance with TDC 32.240(1) and will be reviewed for completeness in accordance with TDC 32.240(2).
- (b) *Legislative Annexation.* Only the City Council may initiate legislative annexations.

**Finding:**

*The annexation application is considered quasi-judicial annexation type. The hearing will be conducted by the City Council and processed through a Type IV-A procedure as modified by this section. These standards are met.*

**(3) Timing of the Hearing.** Within 45-days of determining an annexation application is complete, the City Manager will set the date for public hearing before the City Council.

**(4) Notice of Public Hearing—Annexation.** The City must give notice of its proposed deliberations by at least 20 days prior to the date of deliberations. Notice must be published as required by state law.

- (a) For quasi-judicial annexations the City must comply with the same written notice provisions as for Type IV-A. For legislative annexations, the City must comply with the same written notice provisions as for Type IV-B proceedings. In addition, notice of public hearing must also be sent to all "Necessary Parties," as defined by Metro Code 3.09;
- (b) The City must post the written notice of public hearing in four public places;
- (c) The City must provide weatherproof posting of the notice in the general vicinity of the affected territory; and
- (d) The City must post a notice of public hearing in a newspaper of general circulation within the City once each week for two successive weeks before the hearing.

**Finding:**

*After submittal and completeness review as required by this section, notice of public hearing for the Type IV-A application for ANN 24-0001 was mailed by city staff on March 31, 2025 and April 2, 2025, and contained the information required by this section, as attached in Exhibit D. Written notice of public hearing has been posted and notice was published in the Tualatin Times on April 9 and 17, 2025. These standards are met.*

**(5) Final Decision.** Final decisions on quasi-judicial and legislative annexations will be made by ordinance.

- (a) The City Council may adjourn or continue its final deliberations on a proposed boundary change to another time. For a continuance later than 28 days after the time stated in the original notice, notice must be reissued in the form required by TDC 32.260(4) of this section at least five days prior to the continued date of decision.

- (b) For quasi-judicial annexation proceedings, the City must send notice of final decision as provided in 32.240(6) (Notice of Adoption—Type IV-A). Notice of adoption is not required for legislative annexation proceedings.
- (c) Following a final decision approving an annexation, the City must send notice of the decision to the Metro and other applicable public bodies, in accordance with Metro Code 3.09, to effectuate the annexation decision.
- (d) The City must file the annexation with the Secretary of State as provided in ORS 222.
- (6) **Effective Date.** The effective date of the annexation is as specified by the City Council in the annexation ordinance. If an effective date of an annexation is more than one year after the date the ordinance proclaiming annexation is adopted, the City must provide notice to the county clerk as provided in ORS 222.

**Finding:**

*Conduct of the hearing will follow these standards. Notice of Adoption of a Type IV-A Decision any appeal will follow the requirements of this section. These standards will be met.*

## **Chapter 33: Applications and Approval Criteria**

### **Section 33.010 - Annexations**

- (1) **Purpose.** The purpose of this Section is to establish the application requirements for annexing territory to the City Limits, consistent with Metro Code 3.09 and Oregon law.
- (2) **Applicability.** The requirements of this section apply to all applications for annexation to the City of Tualatin.
- (3) **Procedure Type.** Annexations are processed in accordance with the annexation procedure in TDC Chapter 32.260.
- (4) **Specific Submittal Requirements.** In addition to the general application submittal requirements in TDC 32.140 (Application Submittal), an applicant(s) for a quasi-judicial annexation must submit the following:
  - (a) The Application for Annexation form;
  - (b) The Petition to Annex to the City of Tualatin form;
  - (c) A legal description of the subject territory including any abutting public street right-of-way that is not yet in the City Limits;
  - (d) The Certification of Legal Description and Map form;
  - (e) The Certification of Property Ownership form;
  - (f) The Certification of Registered Voters form;
  - (g) The Property Owner Information Sheet form;
  - (h) The City application fee, and the Metro application fee in a separate check made payable to Metro;
  - (i) The three column by ten row matrix sheet listing the Assessors Map Number and Tax Lot Number, name and mailing address for:
    - (i) The owner (fee title) of the subject territory, and
    - (ii) Recipients pursuant to TDC 32.240 (3) and the governing jurisdiction of any public street right-of-way to be annexed;
  - (j) The Annexation Property Information Sheet form;
  - (k) A copy of the County Assessors Maps showing the subject territory, any public street right-of-way to be annexed and the lots within 1,000 feet of the subject territory

- including any public street right-of-way. The subject territory and right-of-way to be annexed must be outlined with a wide, light colored ink marker;
- (l) If necessary, a letter from the County or State Road Authority stating its consent to annex the right-of-way described in the legal description; and
  - (m) Any information required by the City Manager in addition to the above.

**Finding:**

*The applicant submitted an application for ANN 24-0001 on November 20, 2024. The application was deemed complete on March 13, 2025. The specific submittal requirements were included with this application. These standards are met.*

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

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

**Finding:**

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

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

**Finding:**

*As shown in Exhibit A, a representative of the property owner, Schnitzer Properties LLC, has petitioned to have the territory annexed into the City of Tualatin. A Certification of Ownership is included in Exhibit A. This standard is met.*

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

**Finding:**

*The applicable criteria of Metro Code 3.09 have been listed below, and this standard is met.*

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

**Finding:**

*The applicable criteria of Oregon Revised Statutes (ORS) Chapter 222 have been listed below, and this standard is met.*

**Chapter 3.09 Local Government Boundary Changes**

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

[...]

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

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

**Finding:**

The subject territory has adequate sanitary sewer, stormwater sewer, and potable water available or will be made available to serve the affected territory. The site will be accessed from a network of existing public streets: SW Tonquin Loop, Grahams Ferry Road, and Tonquin Road. The provision of urban services is outlined in the applicant's Utility Availability Report in Exhibit C. The subject territory is already within Tualatin Valley Fire and Rescue, TriMet, and the Sherwood School District. As a result of the proposed annexation, the property would be added to the Clean Water Services District and withdrawn from the Washington County Enhanced Sheriff Patrol District and the Washington County Urban Road Maintenance District.

**Sanitary Sewer:**

The Utility Availability Report in Exhibit C proposes the following in response to Sanitary Sewer availability. The subject site is dependent on the Clean Water Services sanitary sewer pump station being constructed and operational. Currently, CWS has completed a siting study identifying pump station location and conduit system routing, as well as engaged in land acquisition required for the pump station site. Per the siting study, the pump station is proposed to be located at the southwest corner of SW Tonquin Road and SW Tonquin Loop intersection. The proposed CWS pump station development design will provide adequate infrastructure to service the subject site and is scheduled to be available prior to subject's site development completion.

The City of Tualatin Sewer Master Plan Exhibit G illustrates that sewer connections are available in the vicinity of the subject territory.

**Stormwater:**

The Utility Availability Report in Exhibit C proposes the following in response to Stormwater availability. The subject site slopes north to south, aligning with the stormwater system overview laid out by the City of Tualatin Stormwater Master Plan, dated April 2019. Stormwater will be managed onsite prior to releasing runoff into the existing SW Tonquin Road and SW Basalt Creek Parkway roadside ditches and closed conduit storm systems. The stormwater connection points into the existing street system are proposed to be located at the southeast and southwest corners of the subject site, north of SW Tonquin Road, and the southeast corner of the subject site, north of Basalt Creek Parkway. Refer to the utility availability report for additional information regarding the stormwater management.

The City of Tualatin Storm System Master Plan Exhibit H illustrates that storm connections are available in the vicinity of the subject territory.

**Domestic Water:**

The Utility Availability Report in Exhibit C proposes the following in response to Water availability. There is an existing twelve-inch water main, terminus point located at the southwest corner of Victoria Gardens subdivision, within Graham's Ferry Road, which can be extended within the public right of way to service the subject site. The existing water main will extend south along SW Grahams Ferry Road, down to SW Tonquin Road, where it will continue west, to the southwest corner of the subject site. The proposed extension of the water system to the subject site will provide domestic and fire water service and aligns with the future planned construction laid out by the City of Tualatin Water System Master Plan, dated March 2023. As part of the subject site analysis, the City of Tualatin has provided a water hydraulics analysis, which identified a need for Norwood reservoir pump station upgrades to be

*completed in order to provide fire flow demands needed for the subject site. The updates to the pump station are anticipated to occur in 2026, prior to the subject site development.*

*The City of Tualatin Water System Mater Plan Exhibit F illustrates that water connections are available in the vicinity of the subject territory.*

**Transportation and Streets:**

*The site comprises multiple properties as described above and is generally located north of SW Basalt Creek Parkway, south and east of SW Tonquin Loop Road, and west/adjacent to SW Grahams Ferry Road. The site comprises nine tax lots within the Basalt Creek Planning Area that are currently improved with existing roads. Future road frontage improvements would be reviewed in conjunction with a future Architectural Review application for development on the site. This application does not approve new development or construction.*

**Additional Services:**

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

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

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

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

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

**Finding:**

*The proposed boundary change will withdraw ±54.79 acre of land from the current Washington County jurisdictional boundary and the Washington County Enhanced Sheriff's Patrol District (ESPD). The services will transfer jurisdiction to the City of Tualatin. This standard is met.*

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

**Finding:**

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

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

**Finding:**

*These standards are addressed below.*

**3.09.045 Expedited Decisions**

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

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

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

**Finding:**

*ORS 195.065 considers urban services agreements pertaining to sanitary sewer, water, fire protection, parks, open space, recreation, and streets, roads, and mass transit.*

*The City of Tualatin has an established Urban Planning Area Agreement (UPAA) with Washington County, which currently has jurisdiction over the subject territory. The UPAA acknowledges that the City of Tualatin is responsible for comprehensive planning, including public facility planning, within the Urban Planning Area. It also establishes a process for determining the likely provider for urban services through concept planning; this is generally the City except where the City holds Intergovernmental Agreements (IGAs) with other service providers.*

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

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

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

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

**Finding:**

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

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

**Finding:**

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

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

**Finding:**

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

**Transportation System Plan:**

*The City of Tualatin Comprehensive Plan Map 8-1 Functional Classification and Traffic Signal Plan identifies Grahams Ferry Road, Tonquin Loop, and Tonquin Road as Major Collectors. The site comprises nine tax lots within the Basalt Creek Planning Area that are currently improved with existing roads. Future road frontage improvements would be reviewed in conjunction with a future Architectural Review application for development on the site. The property is able to connect to the transportation network consistent with the City's Transportation System Plan.*

**Sewer Master Plan:**

*The City of Tualatin Sewer Master Plan Exhibit G illustrates that sewer connection is available in the vicinity of the subject territory*

*The Utility Availability Report in Exhibit C proposes the following in response to Sanitary Sewer availability. The subject site is dependent on the Clean Water Services sanitary sewer pump station being constructed and operational. Currently, CWS has completed a siting study identifying pump station location and conduit system routing, as well as engaged in land acquisition required for the pump station site. Per the siting study, the pump station is proposed to be located at the southwest corner of SW Tonquin Road and SW Tonquin Loop intersection. The proposed CWS pump station development design will provide adequate infrastructure to service the subject site and is scheduled to be available prior to subject's site development completion.*

**Water Master Plan:**

*The City of Tualatin Water System Master Plan Exhibit F illustrates that water connections are available in the vicinity of the subject territory.*

*The Utility Availability Report in Exhibit A proposes the following in response to Water availability. There is an existing twelve-inch water main, terminus point located at the southwest corner of Victoria Gardens subdivision, within Graham's Ferry Road, which can be extended within the public right of way to service the subject site. The existing water main will extend south along SW Grahams Ferry Road, down to SW Tonquin Road, where it will continue west, to the southwest corner of the subject site. The proposed extension of the water system to the subject site will provide domestic and fire water service and aligns with the future planned construction laid out by the City of Tualatin Water System Master Plan, dated March 2023. As part of the subject site analysis, the City of Tualatin has provided a water hydraulics analysis which identified a need for Norwood reservoir pump station upgrades to be completed in order to provide fire flow demands needed for the subject site. The updates to the pump station are anticipated to occur in 2026, prior to the subject site development.*

**e. Any applicable comprehensive plan;**

**Finding:**

*The City of Tualatin's Comprehensive Plan contains the Comprehensive Plan Map 10-1, Exhibit I showing*

*this territory as part of the Urban Planning Area and indicating that the property is zoned Basalt Creek Employment (BCE) Planning District.*

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

*This standard is met.*

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

**Finding:**

*The area was included within the City's adopted Basalt Creek Concept Plan and related documents. The property is subject to a land use designation of Basalt Creek Employment (BCE) Planning District, as illustrated on Comprehensive Plan Map 10-1 Exhibit I. This standard is met.*

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

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

**Finding:**

*Given the property is adjacent to existing urban services, including utilities and transportation access, this annexation would not interfere with the timely, orderly, and economic provision of public facilities and services, nor would it necessitate the duplication of services. The property is contiguous to the City Limits through the Grahams Ferry right-of-way, and annexation of the property is integral to providing urban services to the area. The progression toward additional transportation and utility improvements associated with any future development would be timely. Annexation is a necessary first step to future development and related public improvements. Standards A through C are met.*

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

**Finding:**

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

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

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

**Finding:**

*As shown on the Comprehensive Plan Map 10-1 Exhibit I, the subject territory is not within a city and is contiguous to the City of Tualatin via the right-of-way of SW Grahams Ferry Road. This standard is met.*

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

**Finding:**

*The subject territory is within the Sherwood School District and Tualatin Valley Fire & Rescue. The subject property is currently within the Washington County Enhanced Sheriff's Patrol District (ESPD). Upon annexation, the property would be withdrawn from the ESPD. The City of Tualatin would provide law enforcement services. This standard is met*

### **III. Conclusion and Recommendation**

*Based on the application and the above analysis and findings, the proposed annexation complies with applicable Oregon Revised Statutes, Metro Code, and Tualatin Development Code (TDC) standards. Accordingly, staff recommends City Council approval of File No. ANN 24-0001 and the adoption of Ordinance No. 1499-25.*



## Land Use Application

Project Information		
Project Title: Tonquin Commerce Center Annexation		
Brief Description: Annexation; see attached narrative.		
Estimated Construction Value: N/A		
Property Information		
Address: Various; see application materials		
Assessor's Map Number and Tax Lot(s): Various; see application materials		
Applicant's Consultant		
Name: Sean Vermilya	Company Name: AKS Engineering & Forestry, LLC	
Address: 12965 SW Herman Road, Suite 100		
City: Tualatin	State: OR	ZIP: 97062
Phone: (503) 563-6151	Email: vermilyas@aks-eng.com	
Property Owner / Applicant		
Name: Schnitzer Properties, LLC		
Address: 1121 SW Salmon Street, Suite 500		
City: Portland	State: OR	ZIP: 97205
Phone: Please contact Applicant's Consultant, above	Email: Please contact Applicant's Consultant, above	
Property Owner's Signature:  (Note: Letter of authorization is required if not signed by owner) Jordan Schnitzer, President		Date: 10/14/24
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:

### Land Use Application Type:


- |  |   |   |
|--|---|---|
| <input checked="" 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 type="checkbox"/> Plan Text Amendment (PTA)    | <input type="checkbox"/> Variance (VAR)                   |
| <input type="checkbox"/> Conditional Use (CUP)                     | <input type="checkbox"/> Tree Removal/Review (TCP)    | <input type="checkbox"/> Other _____                      |

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



## Land Use Application

Project Information		
Project Title: Tonquin Commerce Center Annexation		
Brief Description: Annexation; see attached narrative.		
Estimated Construction Value: N/A		
Property Information		
Address: Various; see application materials		
Assessor's Map Number and Tax Lot(s): Various; see application materials		
Applicant's Consultant		
Name: Sean Vermilya	Company Name: AKS Engineering & Forestry, LLC	
Address: 12965 SW Herman Road, Suite 100		
City: Tualatin	State: OR	ZIP: 97062
Phone: (503) 563-6151	Email: vermilyas@aks-eng.com	
Property Owner / Applicant		
Name: Schnitzer Properties, LLC		
Address: 1121 SW Salmon Street, Suite 500		
City: Portland	State: OR	ZIP: 97205
Phone: Please contact Applicant's Consultant, above	Email: Please contact Applicant's Consultant, above	
Property Owner's Signature: (Note: Letter of authorization is required if not signed by owner)		Date:

<b>AS THE PERSON RESPONSIBLE FOR THIS APPLICATION, I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND STATE THAT THE INFORMATION IN AND INCLUDED WITH THIS APPLICATION IN ITS ENTIRETY IS CORRECT. I AGREE TO COMPLY WITH ALL APPLICABLE CITY AND COUNTY ORDINANCES AND STATE LAWS REGARDING BUILDING CONSTRUCTION AND LAND USE.</b>	
Applicant's Signature: 	Date: 11/1/24

Ryan Schera  
AVP, Development

### Land Use Application Type:

- |  |   |   |
|--|---|---|
| <input checked="" 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 type="checkbox"/> Plan Text Amendment (PTA)    | <input type="checkbox"/> Variance (VAR)                   |
| <input type="checkbox"/> Conditional Use (CUP)                     | <input type="checkbox"/> Tree Removal/Review (TCP)    | <input type="checkbox"/> Other _____                      |

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

### CERTIFICATION OF PROPERTY OWNERSHIP

I certify that the attached petition for annexation of the described territory to the City of Tualatin contains the names of the owners\* of a majority of the land area of the territory to be annexed, as shown on the last available complete assessment roll.

<u>TA FOSTER</u>	<u>GIS TECH</u>
Printed Name	Title
<u>[Signature]</u>	<u>10/25/24</u>
Signature	Date
<u>CARTOGRAPHY</u>	<u>WASHINGTON</u>
Department	County of

ANNEXATION CERTIFIED

BY VF

OCT 25 2024

WASHINGTON COUNTY A & T  
CARTOGRAPHY

*\*Owner means the owner of the title to real property or the contract purchaser of the real property.*

### CERTIFICATION OF REGISTERED VOTERS

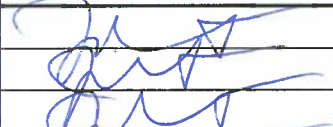



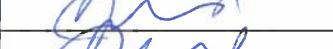


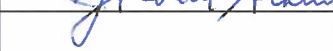
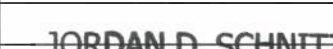
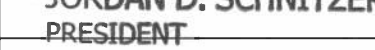
I certify that the attached petition for annexation of described territory to the City of Tualatin contains the names of at least a majority of the electors registered in the territory to be annexed.

_____ Printed Name	_____ Title
_____ Signature	_____ Date
_____ Department	_____ County of

## PETITION TO ANNEX

To the Council and City of Tualatin:

We, the undersigned owner(s) of the property described below and/or elector(s) residing at the referenced location, hereby petition for, and give consent to, annexation of said property to the City of Tualatin. We understand that the City will review this request in accordance with ORS Chapter 222 and applicable regional and local policies prior to approving or denying the request for annexation.

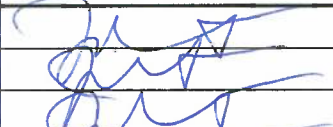



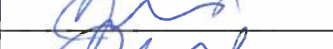


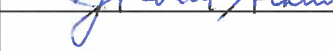
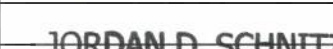
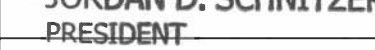
Signature	Printed Name	Date	I am a*			Address	Property Description			
			PO	RV	OV		QTR	TWN	RANGE	LOT
	Schnitzer Properties LLC	10/21/24	✓			10970 SW Tonquin Loop Road	34DA	2S	1W	500
	Schnitzer Properties LLC	10/21/24	✓			10770 SW Tonquin Loop Road	34DA	2S	1W	600
	Schnitzer Properties LLC	10/21/24	✓			10650 SW Tonquin Loop Road	34DA	2S	1W	700
	Schnitzer Properties LLC	10/21/24	✓			11080 SW Tonquin Loop Road	34DB	2S	1W	3000
	Schnitzer Properties LLC	10/21/24	✓			No situs	34DD	2S	1W	100
	Schnitzer Properties LLC	10/21/24	✓			10795 SW Tonquin Road	34DD	2S	1W	200
	Schnitzer Properties LLC	10/21/24	✓			No situs	34DD	2S	1W	300
	Schnitzer Properties LLC	10/21/24	✓			10880 SW Tonquin Road	34DD	2S	1W	450
	Schnitzer Properties LLC	10/21/24	✓			10800 SW Tonquin Road	34DD	2S	1W	500
										
JORDAN D. SCHNITZER										
PRESIDENT										

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

## PETITION TO ANNEX

To the Council and City of Tualatin:

We, the undersigned owner(s) of the property described below and/or elector(s) residing at the referenced location, hereby petition for, and give consent to, annexation of said property to the City of Tualatin. We understand that the City will review this request in accordance with ORS Chapter 222 and applicable regional and local policies prior to approving or denying the request for annexation.

Signature	Printed Name	Date	I am a*			Address	Property Description			
			PO	RV	OV		QTR	TWN	RANGE	LOT
	Schnitzer Properties LLC	10/21/24	✓			10970 SW Tonquin Loop Road	34DA	2S	1W	500
	Schnitzer Properties LLC	10/21/24	✓			10770 SW Tonquin Loop Road	34DA	2S	1W	600
	Schnitzer Properties LLC	10/21/24	✓			10650 SW Tonquin Loop Road	34DA	2S	1W	700
	Schnitzer Properties LLC	10/21/24	✓			11080 SW Tonquin Loop Road	34DB	2S	1W	3000
	Schnitzer Properties LLC	10/21/24	✓			No situs	34DD	2S	1W	100
	Schnitzer Properties LLC	10/21/24	✓			10795 SW Tonquin Road	34DD	2S	1W	200
	Schnitzer Properties LLC	10/21/24	✓			No situs	34DD	2S	1W	300
	Schnitzer Properties LLC	10/21/24	✓			10880 SW Tonquin Road	34DD	2S	1W	450
	Schnitzer Properties LLC	10/21/24	✓			10800 SW Tonquin Road	34DD	2S	1W	500
										
JORDAN D. SCHNITZER										
PRESIDENT										

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

## PROPERTY OWNER INFORMATION

*(This form is NOT the petition)*

Metro Code 3.09.040 requires the names and address of all property owners and/or registered voters of the property, regardless of support shown on petition to annex. This is not for notification purposes. A signature on this form does not indicate support or opposition to the request.

### NAME OF OWNER/VOTER (V)

#### PROPERTY DESIGNATION

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

### MAILING ADDRESS

#### PROPERTY ADDRESS (If different)

- |                                     |   |
|-------------------------------------|---|
| (1) <u>Schnitzer Properties LLC</u> | <u>1121 SW Salmon Street, Suite 500, Portland, OR 97205</u> |
| <u>34DA 2S 1W 500</u>               | <u>10970 SW Tonquin Loop Road, Sherwood, OR 97140</u>       |
| (2) <u>Schnitzer Properties LLC</u> | <u>1121 SW Salmon Street, Suite 500, Portland, OR 97205</u> |
| <u>34DA 2S 1W 600</u>               | <u>10770 SW Tonquin Loop Road, Sherwood, OR 97140</u>       |
| (3) <u>Schnitzer Properties LLC</u> | <u>1121 SW Salmon Street, Suite 500, Portland, OR 97205</u> |
| <u>34DA 2S 1W 700</u>               | <u>10650 SW Tonquin Loop Road, Sherwood, OR 97140</u>       |
| (4) <u>Schnitzer Properties LLC</u> | <u>1121 SW Salmon Street, Suite 500, Portland, OR 97205</u> |
| <u>34DD 2S 1W 100</u>               | <u>No situs</u>   |
| (5) <u>Schnitzer Properties LLC</u> | <u>1121 SW Salmon Street, Suite 500, Portland, OR 97205</u> |
| <u>34DD 2S 1W 200</u>               | <u>10795 SW Tonquin Road, Sherwood, OR 97140</u>            |
| (6) <u>Schnitzer Properties LLC</u> | <u>1121 SW Salmon Street, Suite 500, Portland, OR 97205</u> |
| <u>34DD 2S 1W 300</u>               | <u>No situs</u>   |
| (7) <u>Schnitzer Properties LLC</u> | <u>1121 SW Salmon Street, Suite 500, Portland, OR 97205</u> |
| <u>34DD 2S 1W 450</u>               | <u>10880 SW Tonquin Road, Sherwood, OR 97140</u>            |
| (8) <u>Schnitzer Properties LLC</u> | <u>1121 SW Salmon Street, Suite 500, Portland, OR 97205</u> |
| <u>34DD 2S 1W 500</u>               | <u>10800 SW Tonquin Road, Sherwood, OR 97140</u>            |
| (9) <u>Schnitzer Properties LLC</u> | <u>1121 SW Salmon Street, Suite 500, Portland, OR 97205</u> |
| <u>34DB 2S 1W 3000</u>              | <u>11080 SW Tonquin Loop Road, Sherwood, OR 97140</u>       |
| (10) _____                          | _____   |

## ANNEXATION PROPERTY INFORMATION SHEET

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

Land area, in acres: ±46.09

General description of territory *(Include topographic features such as slopes, vegetation, drainage basins, and floodplain areas which are pertinent to this proposal)*: \_\_\_\_\_

Existing dwellings and accessory structures; farmland and vacant land. Dwellings and structures to be removed.

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

North: Rural residential properties within the Tualatin UGB and Basalt Creek Planning Area

South: Industrial and residential properties within the Wilsonville UGB and Basalt Creek Planning Area

East: Rural residential properties within the Tualatin UGB and Basalt Creek Planning Area

West: Industrial and residential properties within the Tualatin UGB and Basalt Creek Planning Area

### **EXISTING LAND USE:**

Number of existing units/structures:

Single-family: 6 Multi-family: N/A Commercial: N/A Industrial: N/A

Describe existing units/structures: 6 dwellings, 14 farm/industrial buildings across the total site area.

Dwellings and structures to be removed.

What is the current use(s) of the land proposed to be annexed: Rural residential, farmland

Public facilities or other uses: N/A

---

Total current year assessed valuation – Land \$: \_\_\_\_\_ Structures \$: \_\_\_\_\_

Total existing population: N/A

Is the territory contiguous to the City limits: Separated by right-of-way of SW Grahams Ferry Road

Is the subject territory inside or outside of the Metro Regional Urban Growth Boundary: Inside

**URBAN SERVICE PROVIDERS:**

If the territory described in the proposal is presently included within the boundaries of any of the following types of governmental units, please indicate so by stating the name or names of the governmental units involved.

County: Washington County

Highway Lighting District: N/A

Fire District: Tualatin Valley Fire and Rescue (TVF&R)

Sanitary District: Clean Water Services (CWS)

Water District: City of Tualatin

Grade School District: City of Sherwood

High School District: City of Sherwood

Library District: N/A

Drainage District: N/A

Parks & Recreation District: N/A

Other: CWS (stormwater)

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

TVF&R, City of Sherwood School District

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# WASHINGTON COUNTY

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## OREGON

March 12, 2025

Steve Koper, Interim Community Development Director  
City of Tualatin  
10699 SW Herman Road  
Tualatin, OR 97062-7092

Dear Mr. Koper:

Washington County staff have reviewed the materials provided for the City of Tualatin's proposed annexation of properties abutting SW Grahams Ferry Road, Tonquin Loop, Tonquin Road and Basalt Creek Parkway into the City of Tualatin, as shown in the attached graphic. The proposed annexation includes the right-of-way of SW Grahams Ferry Road, SW Tonquin Loop, SW Tonquin Road and SW Basalt Creek Parkway along the property frontage between SW Grahams Ferry Road and Bonneville Power Administration property.

Washington County and the City of Tualatin updated their Urban Planning Area Agreement (UPAA) in 2019. The UPAA contains the following clause in section IV:

*G. The COUNTY shall not oppose annexations to the CITY within the CITY's Urban Planning Area.*

The area in question is located within Tualatin's Urban Planning Area. The only section of affected road designated for long-term jurisdiction in the County's Transportation System Plan is SW Basalt Creek Parkway.

The County consents to this annexation including the county-managed rights-of-way as shown in the attached graphic.

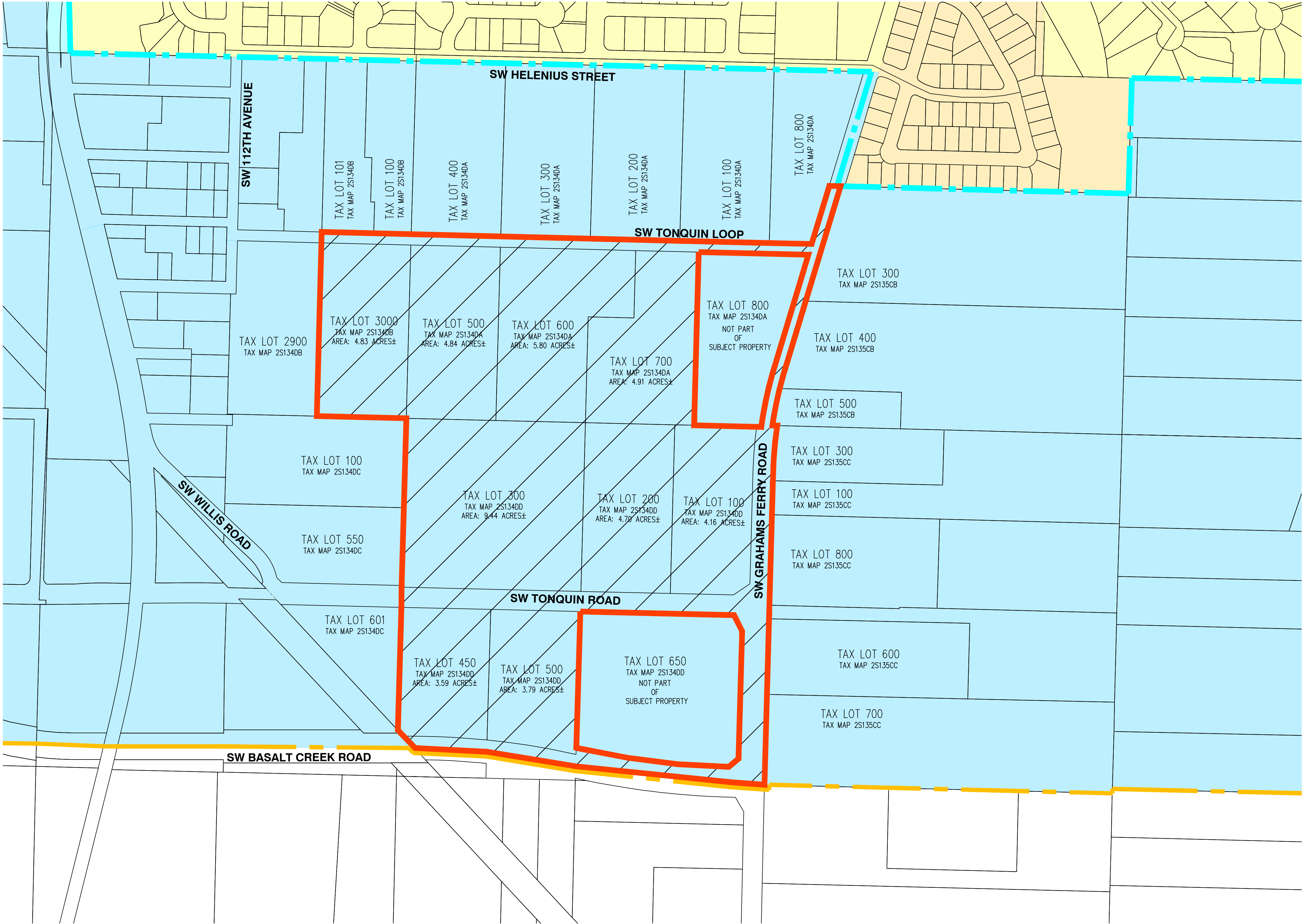
County staff look forward to further coordination with the City of Tualatin on the development of properties and roadway improvements on Basalt Creek Parkway within the Basalt Creek and Southwest areas. We also look forward to further coordination about future, orderly roadway jurisdiction transfers in and adjacent to the Basalt Creek Concept Plan area as development of the area progresses.

Sincerely,

Stephen Roberts, Director of Land Use & Transportation

Enclosure: Vicinity Map

cc: Carol Johnson, Planning and Development Services Manager  
Stacy Shetler, County Engineer  
Todd Watkins, Operations and Maintenance Division Manager  
Dyami Valentine, Principal Transportation Planner  
Theresa Cherniak, Principal Community Planner



**LEGEND**

WASHINGTON COUNTY ZONING : FD-20

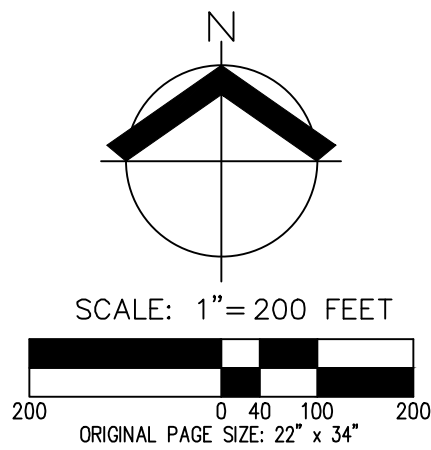
CITY OF TUALATIN ZONING : RL

CITY OF TUALATIN ZONING : RML

CITY OF TUALATIN JURISDICTIONAL BOUNDARY

CITY OF TUALATIN CITY LIMITS

SUBJECT PROPERTY



DATE: 09/13/2024    AKS JOB: 9720

AKS ENGINEERING & FORESTRY, LLC  
12965 SW HERMAN RD, STE 100  
TUALATIN, OR 97062  
503.563.6151  
WWW.AKS-ENG.COM



ENGINEERING · SURVEYING · NATURAL RESOURCES  
FORESTRY · PLANNING · LANDSCAPE ARCHITECTURE

EXISTING ZONING

TONQUIN COMMERCE CENTER

SCHNITZER PROPERTIES  
CITY OF TUALATIN, OREGON

**NAME OF DOCUMENT FOR RECORDING:**

**Waiver Of Rights And Remedies**

Grantor: (Petitioner(s))

Grantee: City of Tualatin

Consideration: None.

Tax Statement to be mailed to: No change.

After Recording, Return To: City of Tualatin,  
Attn: City Recorder, 18880 SW Martinazzi,  
Tualatin, OR 97062

(For C



03039707202400515630050055

I, Joe Nelson, 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.

Joe Nelson, Director of Assessment and Taxation, Ex-  
Officio County Clerk



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

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

See attached legal description

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

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

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

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

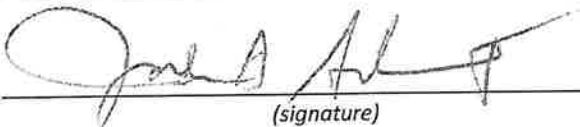
Now, therefore, Petitioner warrants that the Petitioner executing this Waiver Agreement holds the full and complete present ownership or any interest therein in the property, and agrees as follows:

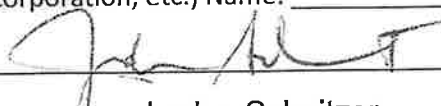
1. As inducement to the City to proceed with the following proceeding(s) affecting the subject real property: Annexation, planning district change, and/or plan text amendment which may include designation of the property as subject to additional applicable land use regulations and overlay zones and districts,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

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

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

DATED this 14th day of October, 2024

 (signature)	 (signature)
Petitioner Name: <u>Jordan Schnitzer, President</u>	Petitioner Name:  
Date Signed: <u>10/14/24</u>	Date Signed:  

Petitioner (corporation, etc.) Name:	<u>Schnitzer Properties, LLC</u>
By:	<u></u>
Name of Signor:	<u>Jordan Schnitzer</u>
Office/Title of Signor:	<u>President</u>


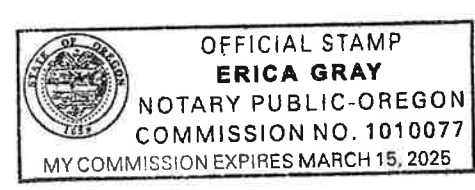
State of Oregon           )  
County of Multnomah

On this 14<sup>th</sup> day of October, 2024, before me the undersigned Notary  
Public, personally appeared

Jordan Schnitzer

(Name of Petitioners signing; not Notary name)

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

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

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

City of Tualatin, Oregon

  
City Manager

**AKS ENGINEERING & FORESTRY**

12965 SW Herman Road, Suite 100, Tualatin, OR 97062  
P: (503) 563-6151 F: (503) 563-6152

AKS Job #9720

**EXHIBIT A****City of Tualatin Annexation**

A tract of land and portions of rights-of-way, located in the Southeast One-Quarter of Section 34, and the Southwest One-Quarter of Section 35, Township 2 South, Range 1 West, Willamette Meridian, Washington County, Oregon, and being more particularly described as follows:

Beginning at the southwest corner of "Victoria Gardens", recorded as Document Number 2006-038778, Washington County Records, also being on the easterly right-of-way line of SW Graham's Ferry Road (20.00 feet from centerline) and the City of Tualatin city limits line; thence leaving said city limits line along said easterly right-of-way line, South  $16^{\circ}42'09''$  West 713.61 feet; thence continuing along said easterly right-of-way line on a curve to the left with a Radius of 1412.39 feet, a Central Angle of  $08^{\circ}22'45''$ , an Arc Length of 206.56 feet, and a Chord of South  $12^{\circ}30'46''$  West 206.37 feet to the south line of Document Number 95017311, Washington County Records; thence continuing along said easterly right-of-way line (variable width from centerline), South  $88^{\circ}36'56''$  East 17.13 feet; thence continuing along said easterly right-of-way line on a non-tangent curve to the left (with a radial bearing of South  $81^{\circ}35'30''$  East) with a Radius of 1395.39 feet, a Central Angle of  $06^{\circ}49'18''$ , an Arc Length of 166.14 feet, and a Chord of South  $04^{\circ}59'50''$  West 166.04 feet; thence continuing along said easterly right-of-way line, South  $01^{\circ}35'11''$  West 1155.48 feet to the easterly extension of the centerline of SW Basalt Creek Road; thence along said easterly extension and said centerline of SW Basalt Creek Road, North  $88^{\circ}49'44''$  West 102.00 feet; thence continuing along said centerline on a curve to the right with a Radius of 3000.00 feet, a Central Angle of  $11^{\circ}30'44''$ , an Arc Length of 602.78 feet, and a Chord of North  $83^{\circ}04'22''$  West 601.77 feet; thence continuing along said centerline on a reverse curve to the left with a Radius of 2725.00 feet, a Central Angle of  $12^{\circ}38'06''$ , an Arc Length of 600.92 feet, and a Chord of North  $83^{\circ}38'03''$  West 599.71 feet to the northeasterly line of a 100.00 foot wide Bonneville Power Administration Line; thence along said northeasterly line, North  $42^{\circ}56'52''$  West 82.04 feet to the east line of Document Number 2020-059197, Washington County Records; thence along said east line, North  $01^{\circ}34'32''$  East 452.52 feet to the south right-of-way line of SW Tonquin Road (37.00 feet from centerline), also being Reference Point 'A'; thence leaving said south right-of-way line along the southerly extension of the east line of Document Number 2018-020023, Washington County Records, and the east line of said Deed and the east line of Document Number 2016-104160, Washington County Records, North  $01^{\circ}34'32''$  East 696.89 feet to the northeast corner of said Document Number 2016-104160; thence along the north line of said deed, North  $88^{\circ}36'56''$  West 329.94 feet to the east line of Document Number 2016-042425, Washington County Records; thence along said east line and the northerly extension thereof, North  $01^{\circ}32'32''$  East 679.47 feet to the north right-of-way line of SW Tonquin Loop (20.00 feet from centerline); thence along said north right-of-way line, South  $88^{\circ}34'54''$  East 1805.18 feet to the westerly right-of-way line of SW Graham's Ferry Road (20.00 feet from centerline), also being Reference Point 'B'; thence along said westerly right-of-way line, North  $16^{\circ}42'09''$  East 223.60 feet to the westerly extension of the south line of said "Victoria Gardens"; thence along said westerly extension, South  $88^{\circ}34'54''$  East 41.46 feet to the Point of Beginning.

Excepting therefrom;

Parcel 1

Commencing at the aforementioned Reference Point 'A', also being on the south right-of-way line of SW Tonquin Road (37.00 feet from centerline); thence along said south right-of-way line, South 88°39'47" East 660.70 feet to the east line of Document Number 2020-021595, Washington County Records, and the Point of Beginning; thence continuing along said south right-of-way line, South 88°39'47" East 566.46 feet to the west right-of-way line of SW Graham's Ferry Road (variable width from centerline); thence along said west right-of-way line, South 26°25'00" East 66.53 feet; thence continuing along said west right-of-way line (61.00 feet from centerline), South 01°35'11" West 469.83 feet; thence continuing along said west right-of-way line (variable width from centerline), South 50°31'19" West 49.94 feet to the north right-of-way line of SW Basalt Creek Road (61.00 feet from centerline); thence along said north right-of-way line on a non-tangent curve to the right (with a radial bearing of North 01°49'07" East) with a Radius of 2939.00 feet, a Central Angle of 10°51'53", an Arc Length of 557.31 feet, and a Chord of North 82°44'57" West 556.48 feet; thence continuing along said north right-of-way line (variable width from centerline), South 12°41'00" West 24.00 feet; thence continuing along said north right-of-way line (37.00 feet from centerline) on a non-tangent curve to the left (with a radial bearing of South 12°41'00" West) with a Radius of 2762.00 feet, a Central Angle of 00°03'42", an Arc Length of 2.97 feet, and a Chord of North 77°20'51" West 2.97 feet to the east line of said Document Number 2020-021595; thence along said east line, North 01°43'21" East 526.96 feet to the Point of Beginning.

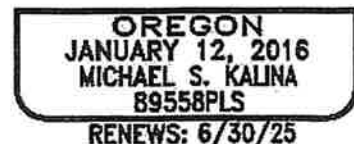
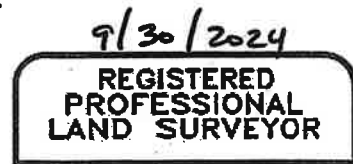
Excepting therefrom;

Parcel 2

Commencing at the aforementioned Reference Point 'B', also being the intersection of the north right-of-way line of SW Tonquin Loop (20.00 feet from centerline) and the westerly right-of-way line of SW Graham's Ferry Road (20.00 feet from centerline); thence along said westerly right-of-way line, South 16°42'09" West 41.47 feet to the south right-of-way line of SW Tonquin Loop (20.00 feet from centerline), and the Point of Beginning; thence continuing along said westerly right-of-way line, South 16°42'09" West 437.61 feet; thence continuing along said westerly right-of-way line on a curve to the left with a Radius of 1452.39 feet, a Central Angle of 08°42'06", an Arc Length of 220.58 feet, and a Chord of South 12°21'06" West 220.37 feet to the south line of Document Number 2020-016104, Washington County Records; thence along said south line, North 88°36'56" West 248.09 feet to the east line of Document Number 91-034487, Washington County Records; thence along said east line, North 01°35'11" East 638.65 feet to the south right-of-way line of said SW Tonquin Loop; thence along said south right-of-way line, South 88°34'54" East 403.37 feet to the Point of Beginning.

The above described tract of land contains 54.79 acres, more or less.

Bearings for this description are based on State Plane Grid bearing, Oregon State Plane, North Zone 3601, NAD83(2011) Epoch: 2010.0000. Distances shown are International Foot ground values.



## AFFIDAVIT OF MAILING NOTICE

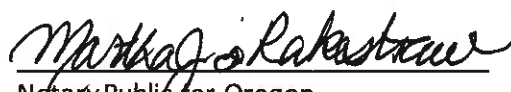
STATE OF OREGON                     )  
  ) SS  
COUNTY OF WASHINGTON    )

I, Tracie McLaughlin being first duly sworn, depose and say:

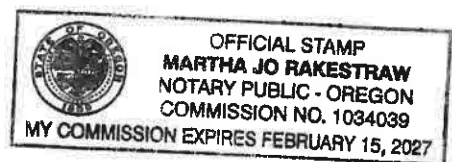
That on the 5th day of September, 2024, I will serve upon the persons shown on Exhibit "A" (Mailing Area List), attached hereto and by this reference incorporated herein, a copy of the Notice of Neighborhood/Developer Meeting marked Exhibit "B," attached hereto and by this reference incorporated herein, by mailing to them a true and correct copy of the original hereof. I further certify that the addresses shown on said Exhibit "A" are their regular addresses as determined from the books and records of the Washington County and/or Clackamas County Departments of Assessment and Taxation Tax Rolls, and that said envelopes were placed in the United States Mail with postage fully prepared thereon.

  
Signature

SUBSCRIBED AND SWORN to before me this 6<sup>th</sup> day of September, 2024.

  
Notary Public for Oregon  
My commission expires:

RE: Annexation in the Basalt Creek Planning Area



September 5, 2024



**Ref: Neighborhood Meeting – Annexation in the Basalt Creek Planning Area**

Dear Neighbor/Property Owner:

AKS Engineering & Forestry, LLC is holding a neighborhood meeting regarding a ±46.09-acre site located in the Basalt Creek Planning Area within the Urban Growth Boundary (UGB) of the City of Tualatin. The site includes the following properties presently located within Washington County:

- Map 2S134DD, Tax Lots 100, 200, 300, 450, 500
- Map 2S134DA, Tax Lots 500, 600, 700
- Map 2S134DB, Tax Lot 3000

The properties are currently designated Future Development 20-Acre (FD-20) by Washington County and are planned to have the Basalt Creek Employment (BCE) zoning designation upon annexation into the City, per the City's Comprehensive Plan and Zoning Map. The site is planned to be annexed in order to receive City services. The site is anticipated to be improved with commercial and industrial uses, which will be reviewed under a subsequent land use application.

Prior to submitting the application, we would like to take the opportunity to discuss the application in more detail with you. We will attempt to answer questions relevant to meeting standards consistent with the City of Tualatin Development Code. You are cordially invited to attend a meeting at the date, time, and location detailed below:

**September 25<sup>th</sup> at 6:30 PM**  
**Tualatin Public Library Community Room**  
**18878 SW Martinazzi Ave**

This is an informational meeting to share the development proposal with interested neighbors. You will have the opportunity to review preliminary plans and identify topics of interest or consideration. Please note this meeting will be an informational meeting based on preliminary plans. These plans may be altered prior to submittal of the application to the City. Depending upon the type of land use action required, you may receive official notice from the City of Tualatin inviting you to participate with written comments and/or providing you an opportunity to attend a public hearing.

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 [vermilyas@aks-eng.com](mailto:vermilyas@aks-eng.com).

Sincerely,

**AKS ENGINEERING & FORESTRY, LLC**

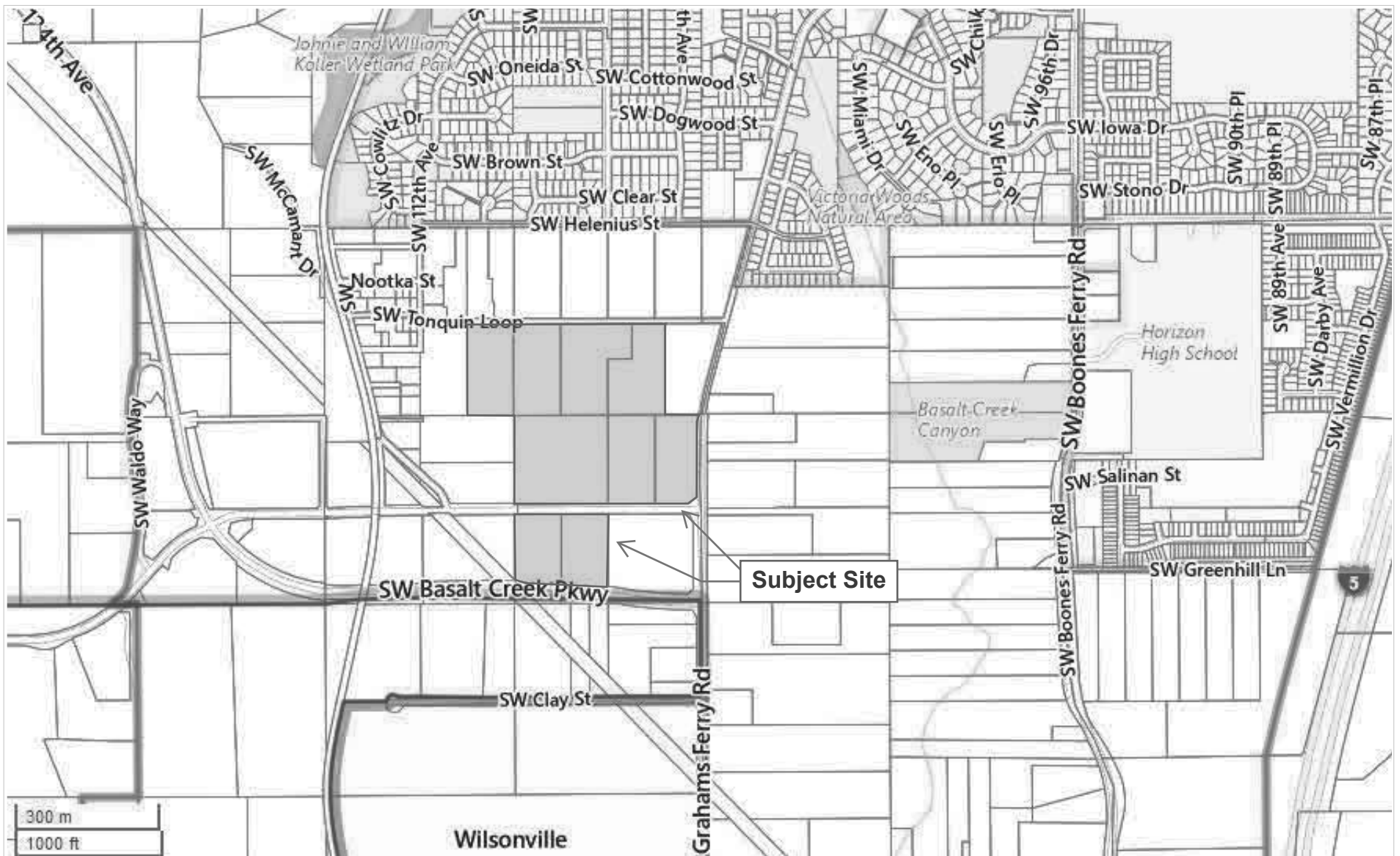
A handwritten signature in black ink that reads "Sean Vermilya". The signature is written in a cursive, flowing style.

Sean Vermilya

12965 SW Herman Road, Suite 100

Tualatin, OR 97062

503-563-6151 | [vermilyas@aks-eng.com](mailto:vermilyas@aks-eng.com)

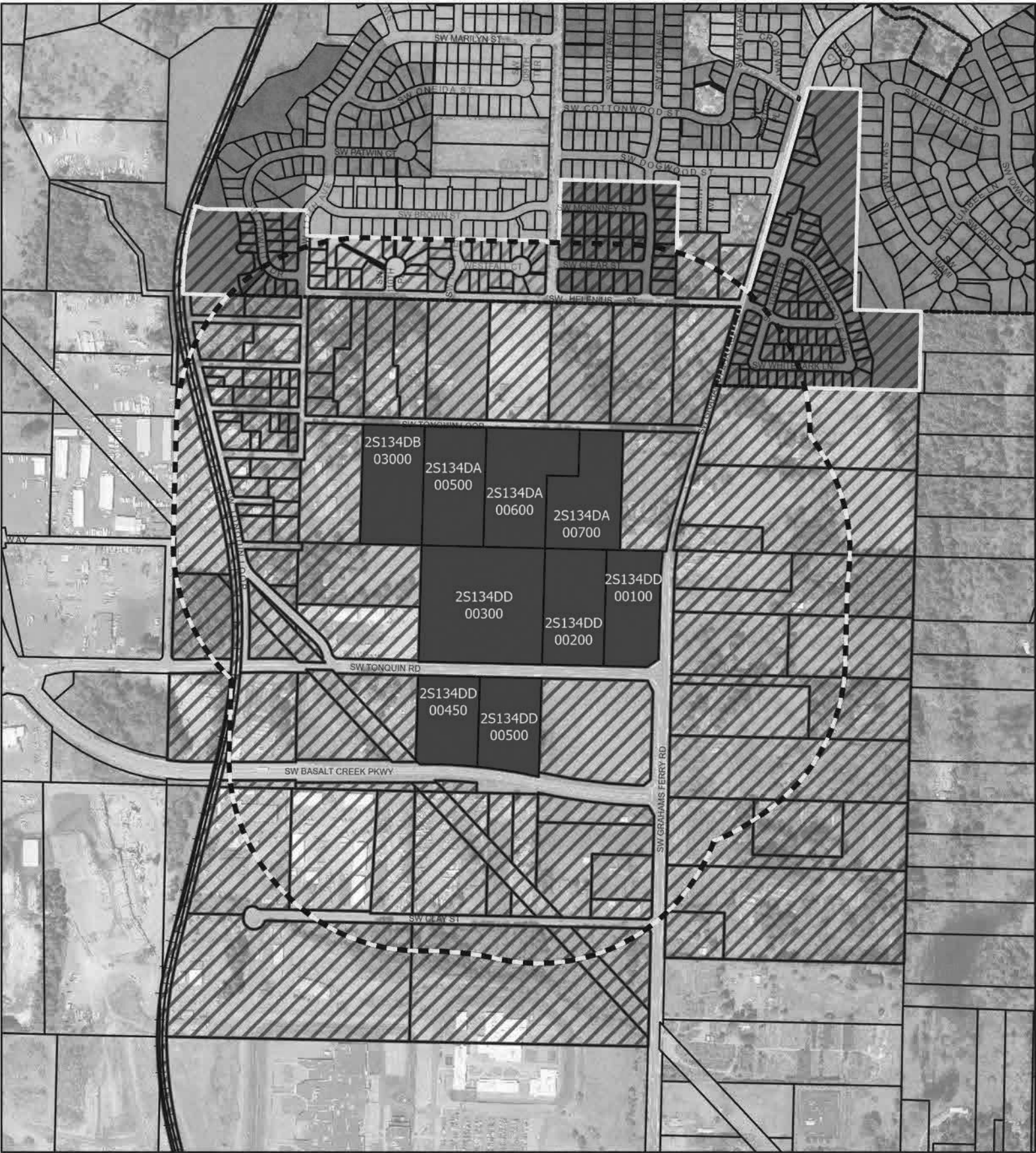


Data Resource Center

600 NE Grand Ave, Portland, OR 97232

503.797.1742 – [drc@oregonmetro.gov](mailto:drc@oregonmetro.gov)

This Web site is offered as a public service, integrating various government records into a region-wide mapping system. The property assessment records are a multi-county integration of Clackamas, Multnomah and Washington County records. MetroMap blends each county's records into a common database on a quarterly basis. Therefore, to view each county's official records, go to their respective web sites or offices. The other MetroMap data are derived from city, county, state, federal and Metro sources. The metadata (data about the data) are included on this site, including the sources to be consulted for verification of the information contained herein. It describes some cases where Metro blends city and county records by generalizing the disparities. Metro assumes no legal responsibility for the compilation of multi-source government information displayed by Metro Map.



1210 OREGON LLC  
[REDACTED]  
POST FALLS, ID, 83854

ALEXANDER ALAN VAUGHAN &  
ALEXANDER LAURIE LEE  
[REDACTED]  
TUALATIN, OR, 97062

ALLAN TERRANCE M & ALLAN  
YONG-SUK  
10896 SW WESTFALL CT  
TUALATIN, OR, 97062

ANDERSON STEPHEN &  
ANDERSON BORGNY  
[REDACTED]  
WILSONVILLE, OR, 97070

ANDERSON STEPHEN FRANK &  
ANDERSON BORGNY ANN  
[REDACTED]  
WILSONVILLE, OR, 97070

ANDERSON STEPHEN & BORGNY  
FAM TRUST  
[REDACTED]  
WILSONVILLE, OR, 97070

APONTE DAVID & APONTE AUREA  
[REDACTED]  
TUALATIN, OR, 97062

ARMSTRONG LANITA J ISSAH &  
ARMSTRONG ISAAC ISSAH  
[REDACTED]  
TUALATIN, OR, 97062

BARTHEL REV LIV TRUST  
[REDACTED]  
TUALATIN, OR, 97062

BELL JAMES & ZHANG MING  
[REDACTED]  
TUALATIN, OR, 97062

BENNETT DANA & BENNETT  
LAWRENCE JR  
[REDACTED]  
TUALATIN, OR, 97062

BERGMANN MICHELE JEAN LIV  
TRUST  
[REDACTED]  
TUALATIN, OR, 97062

BEWLEY ROY W JR & BEWLEY  
KELLEY J  
[REDACTED]  
SHERWOOD, OR, 97140

BLANK FAMILY TRUST  
[REDACTED]  
TUALATIN, OR, 97062

BOATSMAN LESLIE A & BOATSMAN  
VICKI L  
[REDACTED]  
TUALATIN, OR, 97062

BOHN AARON & Bohn ABIGAIL  
[REDACTED]  
TUALATIN, OR, 97062

BOLTON DEVAUNTE R & BOLTON  
ARIEL E A  
[REDACTED]  
SHERWOOD, OR, 97140

BORDERS EDNA R  
[REDACTED]  
BEAVERCREEK, OR, 97004

BOSKET JENNIFER R REV LIV TRUST  
[REDACTED]  
TUALATIN, OR, 97062

BOWEN EDWARD A  
[REDACTED]  
BULLHEAD CITY, AZ, 86442

BOWKER JOEL A & BOWKER NANCY  
J  
[REDACTED]  
TUALATIN, OR, 97062

BOYER GARY J & DEAL MICHAEL W  
[REDACTED]  
TUALATIN, OR, 97062

BRAUN LAURA  
[REDACTED]  
WELLINGTON, FL, 33414

BRAUN PROPERTIES LLC  
[REDACTED]  
WILSONVILLE, OR, 97070

BRICK JONATHAN R & BRICK  
LORIANN C  
[REDACTED]  
TUALATIN, OR, 97062

BRIX PROPERTIES LLC & CLAY  
STREET PROPERTIES LLC  
[REDACTED]  
WEST LINN, OR, 97068

BUTTLERFIELD RAYMON CLOUD &  
SPOONER MEGAN IRENE  
[REDACTED]  
TUALATIN, OR, 97062

CABREROS ANACLETO CURA JR  
[REDACTED]  
TUALATIN, OR, 97062

CAIN DERICK D & CAIN ANNIE R  
[REDACTED]  
TUALATIN, OR, 97062

CAREY JAMES A & CAREY JENNIFER  
L  
[REDACTED]  
TUALATIN, OR, 97062

CARLEY DANIELLE  
[REDACTED]  
TUALATIN, OR, 97062

CASPELL STEVE G & KUMAR ANJU  
[REDACTED]  
TUALATIN, OR, 97062

CATLOW CHRISTINE MARY &  
CATLOW JOSEPH  
[REDACTED]  
TUALATIN, OR, 97062

CESERANI VICTOR W & LEAH M LIV  
TRUST  
[REDACTED]  
TUALATIN, OR, 97062

CHAMBERLIN GEORGE E &  
CHAMBERLIN CHARLENE  
[REDACTED]  
APO, AP, 96549

CHILDS THOMAS L & CHILDS  
HANNAH J & POWELL SCOTT D ET  
AL  
[REDACTED]  
SHERWOOD, OR, 97140  
CLARKE ANDREW W & CLARKE  
STEPHANIE J  
[REDACTED]  
TUALATIN, OR, 97062

CLAESSEMS STEVEN MICHAEL &  
CLAESSENS ADRIAN JOVANA  
[REDACTED]  
TUALATIN, OR, 97062

CLARK & COOL LLC  
[REDACTED]  
SHERWOOD, OR, 97140

CLINE S DANIELLE TRUST  
[REDACTED]  
TUALATIN, OR, 97062

CONRAD CARL & CONRAD  
STEPHANIE  
[REDACTED]  
TUALATIN, OR, 97062

CONSTANZA JANELLE & REMSEN  
STEVEN  
[REDACTED]  
TUALATIN, OR, 97062

COUSINS FAMILY TRUST  
[REDACTED]  
TUALATIN, OR, 97062

CRT LEASING LLC  
[REDACTED]  
WILSONVILLE, OR, 97070

CULP JESSE  
[REDACTED]  
SHERWOOD, OR, 97140

DAIISADEGHI MOHAMMAD  
HOSSEIN REV LIV TRUST  
[REDACTED]  
BEAVERTON, OR, 97007

DAVIS JOSEPH C & DAVIS SUZETTE  
B  
[REDACTED]  
TUALATIN, OR, 97062

DEHAAN MICHAEL & DEHAAN  
SAMANTHA  
[REDACTED]  
TUALATIN, OR, 97062

DONG FAMILY TRUST  
[REDACTED]  
TUALATIN, OR, 97062

DUKEMINIER WILLIAM MARK &  
DUKEMINIER CATHERINE G  
[REDACTED]  
TUALATIN, OR, 97062

EATON LARRY A REV LIV TRUST  
[REDACTED]  
SHERWOOD, OR, 97140

EDTL LISA  
[REDACTED]  
TUALATIN, OR, 97062

EGG JOHN JOSEPH & EGG  
REBECCA ANN  
[REDACTED]  
TUALATIN, OR, 97062

EISERT CLARK L & EISERT  
STEPHANIE A  
[REDACTED]  
SHERWOOD, OR, 97140

ELDER DAVID B & ELDER AMY K  
[REDACTED]  
TUALATIN, OR, 97062

ELLERBROOK MATTHEW &  
ELLERBROOK BRITANY  
[REDACTED]  
TUALATIN, OR, 97062

EMJ PROPERTIES LLC  
[REDACTED]  
PORTLAND, OR, 97206

ERIKSEN FAMILY REV TRUST  
[REDACTED]  
TUALATIN, OR, 97062

FARNSTROM CRAIG S &  
FARNSTROM CINDI L  
[REDACTED]  
TUALATIN, OR, 97062

FELLERS MICHELLE ELIZABETH  
[REDACTED]  
OREGON CITY, OR, 97045

FORCE DAVID & FORCE ALINA  
[REDACTED]  
TUALATIN, OR, 97062

FOX LOIS C REV TRUST  
[REDACTED]  
SHERWOOD, OR, 97140

FREEPONS SHANE & WABAUNSEE  
GWENDOLYN  
[REDACTED]  
TUALATIN, OR, 97062

FREEZA ANGELA L  
[REDACTED]  
TUALATIN, OR, 97062

FREILEY DOUGLAS & FREILEY  
MARJENE  
[REDACTED]  
TUALATIN, OR, 97062

GERTTULA DEBRA KAY & GERTTULA  
SUZANNE & GREENWAIT JUDY ET  
AL  
[REDACTED]  
SEASIDE, OR, 97138  
GOODELL MICHAEL L & GOODELL  
NINA N  
[REDACTED]  
TUALATIN, OR, 97062

GILLAM ERIK & GILLAM ERIN  
[REDACTED]  
TUALATIN, OR, 97062

GLASER KIM A & GLASER ADAM N  
[REDACTED]  
SHERWOOD, OR, 97140

GORDIN HOWARD S & GORDIN  
CHRISTINE D  
[REDACTED]  
TUALATIN, OR, 97062

GOUDY REBECCA E & NJS TRUST  
[REDACTED]  
TUALATIN, OR, 97062

GREENSPAN DANIEL M & SUZANNE  
S REV TRUST  
[REDACTED]  
TUALATIN, OR, 97062

HADDAD WAYNE & HADDAD DEBRA  
[REDACTED]  
TUALATIN, OR, 97062

HALL CHRISTOPHER M & GIBSON  
SARAH E  
[REDACTED]  
TUALATIN, OR, 97062

HANCOCK KEITH & HANCOCK  
CHRISTINA  
[REDACTED]  
TUALATIN, OR, 97062

HARRIS MICHAEL R & HARRIS  
SUSAN E  
[REDACTED]  
SHERWOOD, OR, 97140

HAYNIE FAMILY TRUST  
[REDACTED]  
TUALATIN, OR, 97062

HELENIUS LLC  
[REDACTED]  
LAKE OSWEGO, OR, 97035

HENLEY RONALD C & HENLEY  
JOANNA M  
[REDACTED]  
TUALATIN, OR, 97062

HERBST PROPERTIES LLC  
[REDACTED]  
TUALATIN, OR, 97062

HERD BRETT R & HERD JAQUELIN D  
[REDACTED]  
TUALATIN, OR, 97062

HERNANDEZ KIMBERLY A &  
HERNANDEZ RICARDO  
[REDACTED]  
TUALATIN, OR, 97062

HOLSTROM ERIC  
[REDACTED]  
SHERWOOD, OR, 97140

HORNER GEOFFREY CHAD &  
HORNER DANA  
[REDACTED]  
TUALATIN, OR, 97062

HOUSTON HOWARD W JR FAMILY  
TRUST  
[REDACTED]  
ODELL, OR, 97044

HOWE CRAIG S & HOWE JULIE A  
[REDACTED]  
TUALATIN, OR, 97062

HUGHES TRAVIS & HUGHES  
MELANIE  
[REDACTED]  
TUALATIN, OR, 97062

HUTCHISON FAMILY TRUST  
[REDACTED]  
TUALATIN, OR, 97062

ICE JAMES NEAL  
[REDACTED]  
SHERWOOD, OR, 97140

ITAMI BRIAN C & ITAMI COURTNEY  
M  
[REDACTED]  
TUALATIN, OR, 97062

JACOBS ZACHARY ALLAN & CLIZER  
MAKENNA MARIE  
[REDACTED]  
SHERWOOD, OR, 97140

JANES JAMES NATHAN & JANES  
HOLLY  
[REDACTED]  
TUALATIN, OR, 97062

JOHANSON ANDREW D &  
JOHANSON RUTH M  
[REDACTED]  
TUALATIN, OR, 97062

JOLLEY JOHN NATHA  
[REDACTED]  
TUALATIN, OR, 97062

JONES NATHAN M & JONES NICOLE  
S  
[REDACTED]  
TUALATIN, OR, 97062

KAIHANI NOVIN & KAIHANI MISTY R  
[REDACTED]  
TUALATIN, OR, 97062

KARVER CHAD R & KARVER SARAH J  
[REDACTED]  
TUALATIN, OR, 97062

KCV PROPERTIES LLC  
[REDACTED]  
PORTLAND, OR, 97219

KEENEY TRENT D & KEENEY AIMEE  
[REDACTED]  
TUALATIN, OR, 97062

KHANNA ANIL  
[REDACTED]  
TUALATIN, OR, 97062

KOHL ANDREW & KOHL MEGAN  
[REDACTED]  
TUALATIN, OR, 97062

KU LICHUNG  
[REDACTED]  
TUALATIN, OR, 97062

LAMPERT JAMES A & LAMPERT  
DEANNA  
[REDACTED]  
TUALATIN, OR, 97062

LANDSTROM JAMES & BRENDA  
FAMILY TRUST  
[REDACTED]  
TUALATIN, OR, 97062

LARSON THOMAS R & LARSON  
TETIANA P  
[REDACTED]  
TUALATIN, OR, 97062

LEEB STEVEN & THARLER JEN  
[REDACTED]  
TUALATIN, OR, 97062

LEGGETT ALBERT SCOT  
[REDACTED]  
SHERWOOD, OR, 97140

LEITGEB SHERMAN W & LEITGEB  
LARK L  
[REDACTED]  
SHERWOOD, OR, 97140

LINEBARGER KIMBERLY LEE ALLIDA  
& LINEBARGER NICK RAY JR  
[REDACTED]  
TUALATIN, OR, 97062

LITERA JIRI  
[REDACTED]  
TUALATIN, OR, 97062

LONG ROBERT HOLLAND & LONG  
EMILY RICHARD  
[REDACTED]  
TUALATIN, OR, 97062

LOVITT ROBYN C & LOVITT ROGER A  
[REDACTED]  
SHERWOOD, OR, 97140

MACLEAN HEATHER M & MACLEAN  
JEFFERY S  
[REDACTED]  
TUALATIN, OR, 97062

MADRID MICHAEL THOMAS & JULIE  
ANNE REV LIV TRUST  
[REDACTED]  
TUALATIN, OR, 97062

MAGBITANG JENNIFER & DUONG  
JIMMY  
[REDACTED]  
TUALATIN, OR, 97062

MAI ANH  
[REDACTED]  
TUALATIN, OR, 97062

MARCHETTI JASON D & MARCHETTI  
THERESA S  
[REDACTED]  
TUALATIN, OR, 97062

MARTELLA DARIN M  
[REDACTED]  
TUALATIN, OR, 97062

MCCORMACK ERIC M &  
MCCORMACK TARA E  
[REDACTED]  
TUALATIN, OR, 97062

MCDONALD JEANETTE K &  
MCDONALD DANIEL B  
[REDACTED]  
TUALATIN, OR, 97062

MCGILL KYLE & NIEMAN JAMIE

[REDACTED]

TUALATIN, OR, 97062

MCGUIRE BROS LLC

[REDACTED]

PORTLAND, OR, 97214

MCINTOSH KEVIN A

[REDACTED]

TUALATIN, OR, 97062

MCLEAN JON PATRICK & MCLEAN  
KIMBERLY ANN

[REDACTED]

LAKE OSWEGO, OR, 97035

MCLEOD ESTELLA L

[REDACTED]

CARLTON, OR, 97111

MCMILLIN MICHELLE & MCMILLIN  
GREG

[REDACTED]

TUALATIN, OR, 97062

MEESE CAPRICE A & MEESE  
JEFFREY

[REDACTED]

TUALATIN, OR, 97062

MENDOZA BELEN

[REDACTED]

TUALATIN, OR, 97062

MEYER DIANA

[REDACTED]

TUALATIN, OR, 97062

MICHAEL & ELIZABETH FAM LIV  
TRUST

[REDACTED]

TUALATIN, OR, 97062

MILLER FAMILY TRUST

[REDACTED]

TUALATIN, OR, 97062

MINER RHONDA L & ROSENTHAL  
MARK A

[REDACTED]

SHERWOOD, OR, 97140

MITCHELL SHAWN ALAN &  
MITCHELL MARINA DENISE

[REDACTED]

TUALATIN, OR, 97062

MOLEN JON A & MOLEN MAE V

[REDACTED]

SHERWOOD, OR, 97140

MONAHAN RICHARD P

[REDACTED]

TUALATIN, OR, 97062

MOODY JULIETTE

[REDACTED]

TUALATIN, OR, 97062

MOOERS NICHOLAS K & MOOERS  
CARLYN R

[REDACTED]

TUALATIN, OR, 97062

MOORE MEGAN ELIZABETH

[REDACTED]

TUALATIN, OR, 97062

MORRISON PAUL & MORRISON  
CYNTHIA

[REDACTED]

TUALATIN, OR, 97062

NEEDELMAN SHAWN &  
NEEDELMAN ALISON

[REDACTED]

TUALATIN, OR, 97062

NEUFELD SCOTT DOUGLAS &  
KRAFT AMY

[REDACTED]

TUALATIN, OR, 97062

NGUYEN HIEU PHAM MINH & BANY  
ROBERT LAWRENCE

[REDACTED]

TUALATIN, OR, 97062

NICKLE BRENT & NICKLE AMBER

[REDACTED]

TUALATIN, OR, 97062

NIEMI CHRIS & FITZGERALD  
CHERYL

[REDACTED]

TUALATIN, OR, 97062

NIETO ESTANISLAO LUCIO &  
GONZALEZ JUANAMARIA D  
ROSALES

[REDACTED]

TUALATIN, OR, 97062

OLSON RYAN & OLSON JULIA

[REDACTED]

TUALATIN, OR, 97062

OLLILA DONALD

[REDACTED]

TUALATIN, OR, 97062

OLSON DALE G TRUST

[REDACTED]

WILSONVILLE, OR, 97070

OREGON STATE OF DEPT OF  
TRANSPORTATION

[REDACTED]

SALEM, OR, 97302

OREGON STATE OF DEPT OF  
CORRECTIONS

[REDACTED]

SALEM, OR, 97301

OSORIO SERVANDO & OSORIO  
KRISTIN BRK  
[REDACTED]  
TUALATIN, OR, 97062

OTTE DYANA L  
[REDACTED]  
TUALATIN, OR, 97062

PANDOLFI RONALD J & PANDOLFI  
AYAKA I  
[REDACTED]  
TUALATIN, OR, 97062

PARKER RONALD R & PARKER  
CANDY C  
[REDACTED]  
TUALATIN, OR, 97062

PARR STEVEN M & PARR KATHRYN E  
[REDACTED]  
SHERWOOD, OR, 97140

PARRISH RICHARD L & PARRISH  
REBEKAH L  
[REDACTED]  
TUALATIN, OR, 97062

PAZDA CHRISTOPHER & PAZDA  
RACHEL  
[REDACTED]  
TUALATIN, OR, 97062

PEARSON FAMILY TRUST  
[REDACTED]  
TUALATIN, OR, 97062

PETERSEN JOEL C & PETERSEN LISA  
M  
[REDACTED]  
TUALATIN, OR, 97062

PLATT DANIEL & PLATT LESLEE  
[REDACTED]  
TUALATIN, OR, 97062

POTTLE STEPHEN C & POTTLE STEVI  
L  
[REDACTED]  
TUALATIN, OR, 97062

PUMPELLY CHINO & PUMPELLY  
JENNIFER  
[REDACTED]  
TUALATIN, OR, 97062

PURSLEY RANDALL K & PURSLEY L  
KAREN BRAGG  
[REDACTED]  
TUALATIN, OR, 97062

RANKIN JEREMY R & RANKIN  
KRISTEN G  
[REDACTED]  
TUALATIN, OR, 97062

RATHORE TRIBHUVAN SINGH &  
SHEKHAWAT DEEPIKA  
[REDACTED]  
TUALATIN, OR, 97062

RICHARD GEORGE & RICHARD  
CANDACE T  
[REDACTED]  
TUALATIN, OR, 97062

RICHARDS DONALD P REVOC LIV  
TRUST  
[REDACTED]  
WILSONVILLE, OR, 97070

ROBERTSON BARRY & ROBERTSON  
CAROL  
[REDACTED]  
TUALATIN, OR, 97062

ROBINSON FAMILY TRUST  
[REDACTED]  
TUALATIN, OR, 97062

ROSHAK JOINT TRUST  
[REDACTED]  
TUALATIN, OR, 97062

ROWAN MATTHEW & SIVYER  
SUZANNE  
[REDACTED]  
WEST LINN, OR, 97068

RUSK TRENT & RUSK ELLEN  
[REDACTED]  
TUALATIN, OR, 97062

SAMANI PARI  
[REDACTED]  
TUALATIN, OR, 97062

SCHMITZ JOHN & FIELD KARIN E  
[REDACTED]  
TUALATIN, OR, 97062

SCHNITZER PROPERTIES LLC  
[REDACTED]  
PORTLAND, OR, 97205

SCHNITZER PROPERTIES LLC  
[REDACTED]  
PORTLAND, OR, 97205

SCHOTT RICHARD J & SCHOTT  
DAWN M  
[REDACTED]  
TUALATIN, OR, 97062

SCHWINDT MEAGAN E  
[REDACTED]  
TUALATIN, OR, 97062

SEARLE SAMUEL C & SEARLE  
TRACY DARNELL  
[REDACTED]  
TUALATIN, OR, 97062

SEARLE DAVID M & GIROD JORIE M  
[REDACTED]  
TUALATIN, OR, 97062

SEIBERT ROBERT & SEIBERT MINDA  
[REDACTED]  
TUALATIN, OR, 97062

SHEPHERD NEIL WN & SHEPHERD  
CARMEN  
[REDACTED]  
TUALATIN, OR, 97062

SHERWOOD GRAHAMS FERRY  
INVESTORS LLC  
[REDACTED]  
WEST LINN, OR, 97068

SHEVCHENKO DAVID &  
SHEVCHENKO NATASHA  
[REDACTED]  
SHERWOOD, OR, 97140

SHULL ROBERT & BONITA FAMILY  
TRUST  
[REDACTED]  
TUALATIN, OR, 97062

SLENES CHAD & SLENES  
SHANNON CHRISTINE  
[REDACTED]  
SHERWOOD, OR, 97140

SMITH CHRISTOPHER K  
[REDACTED]  
TUALATIN, OR, 97062

SNYDER RONALD & CATHERINE  
REV LIV TRUST  
[REDACTED]  
SHERWOOD, OR, 97140

SRINIVASAN SRIDHAR &  
SARANGAPANI DEEPA  
[REDACTED]  
TUALATIN, OR, 97062

STADICK ERIN  
[REDACTED]  
TUALATIN, OR, 97062

STEPHENS JASON D & KENNEDY  
VICTORIA M  
[REDACTED]  
TUALATIN, OR, 97062

SU CHANG-HUNG & TAN HUI SIE  
[REDACTED]  
TUALATIN, OR, 97062

SUTTON GRETCHEN S  
[REDACTED]  
TUALATIN, OR, 97062

SWITZER JAMES E  
[REDACTED]  
TUALATIN, OR, 97062

TAN BELDAVID  
[REDACTED]  
TUALATIN, OR, 97062

TANNER ROSEMARY J & TANNER  
DAVID M  
[REDACTED]  
TUALATIN, OR, 97062

TAYLOR-WEBER ANTHONY &  
TAYLOR-WEBER JAMIE  
[REDACTED]  
TUALATIN, OR, 97062

TERRAZZINO JEFF & TERRAZZINO  
PATIENCE  
[REDACTED]  
TUALATIN, OR, 97062

TONKIN BRENDAN  
[REDACTED]  
TUALATIN, OR, 97062

TOTTEN KELLY S & TOTTEN TIMOTHY  
K  
[REDACTED]  
TUALATIN, OR, 97062

TOWNE FAMILY TRUST  
[REDACTED]  
TUALATIN, OR, 97062

TUALATIN CITY OF DEVELOPMENT  
COMMISSION  
[REDACTED]  
TUALATIN, OR, 97062

TUALATIN CITY OF  
[REDACTED]  
TUALATIN, OR, 97062

UNITED STATES OF AMERICA  
[REDACTED]  
PORTLAND, OR, 97232

USA DEPT OF ENERGY BONNEVILLE  
POWER ADMINISTRATION  
[REDACTED]  
PORTLAND, OR, 97208

VALDEZ FAMILY TRUST  
[REDACTED]  
TUALATIN, OR, 97062

VANAUSTEN PATRICIA MARIE &  
VANAUSTEN CARL VICTOR  
[REDACTED]  
SHERWOOD, OR, 97140

VANDERZANDEN JAMES L &  
HAMMOND VICTORIA E WILLS  
[REDACTED]  
TUALATIN, OR, 97062

VANHORN KAYLA & VANHORN  
ANDREW  
[REDACTED]  
TUALATIN, OR, 97062

VICTORIA GARDENS  
[REDACTED]  
PORTLAND, OR, 97224

VIRK AMANDEEP  
[REDACTED]  
TUALATIN, OR, 97062

WALDO RONALD M TRUST  
[REDACTED]  
SHERWOOD, OR, 97140

WARD MICHAEL  
[REDACTED]  
TUALATIN, OR, 97062

WARNER ANDREW E & YU AMY Y  
[REDACTED]  
TUALATIN, OR, 97062

WASHINGTON COUNTY  
[REDACTED]  
HILLSBORO, OR, 97123

WILLIAMS DANIEL LEE & WILLIAMS  
KATHRYN PATRICIA  
[REDACTED]  
TUALATIN, OR, 97062

WILSON ZACHARY & WILSON  
ELIZABETH  
[REDACTED]  
TUALATIN, OR, 97062

WILSON MATTHEW J & WILSON  
MISTY DAWN  
[REDACTED]  
TUALATIN, OR, 97062

WILSONVILLE ASSEMBLAGE 5 LLC  
[REDACTED] L  
PORTLAND, OR, 97205

WITHERS ALEX V & WITHERS  
KATHLEEN A  
[REDACTED]  
TUALATIN, OR, 97062

WOODBURN INDUSTRIAL CAPITAL  
GROUP LLC  
[REDACTED]  
WOODBURN, OR, 97071

WOODWARD JASON R &  
WOODWARD DAWN M  
[REDACTED]  
TUALATIN, OR, 97062

WORKMAN THOMAS DEAN &  
WORKMAN PENNY SUE  
[REDACTED]  
TUALATIN, OR, 97062

YOUNG LISA N & YOUNG SHANE A  
[REDACTED]  
TUALATIN, OR, 97062

ZUCKERMAN JOHN & ZUCKERMAN  
PAMELA  
[REDACTED]  
TUALATIN, OR, 97062



# Notice of Meeting

**Meeting Date & Time:**  
**September 25**  
**6:30 PM**

**LOCATION:**

**Tualatin Public Library Community Room**  
**18878 SW Martinazzi Avenue**

**FOR MORE INFORMATION**

**Sean Vermilya**  
**AKS Engineering & Forestry, LLC**  
**503-563-6151**  
**[vermilyas@aks-eng.com](mailto:vermilyas@aks-eng.com)**

## CERTIFICATION OF SIGN POSTING



In addition to the requirements of TDC 32.150, the 18" x 24" sign must display the meeting date, time, and address as well as a contact phone number. A template of this sign is available at:  
<https://www.tualatinoregon.gov/planning/neighborhooddeveloper-meeting-information-packet>

As the applicant for the Annexation in the Basalt Creek Planning Area project, I hereby certify that on this day, September 5th, 2024 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: Michael O'Brien  
(Please Print)

Applicant's Signature: [Handwritten Signature]

Date: 9-5-2024



September 26, 2024

**Neighborhood Meeting Summary:** Tonquin Commerce Center Annexation

**Meeting Date:** September 25, 2024

**Time:** 6:30 PM

**Location:** Tualatin Library Community Room

The following serves as a summary of the Neighborhood Meeting process. On September 5, 2024, property owners within 1,000 feet of the subject site were sent notification of the proposed Annexation and Zone Change application. This notification included the project location, project details, and the neighborhood meeting date, time and location.

On September 25, 2024, meeting presenters included Sean Vermilya, Melissa Slotemaker, and Darko Simic of AKS Engineering & Forestry and Ryan Schera of Schnitzer Properties. The meeting began with a brief introduction by Sean Vermilya summarizing the project and the application. Information about the City's review process and opportunities for public input were provided. Following the introduction, attendees were then given the opportunity to ask questions. The following topics were discussed.

- The plans for future development on the site, including potential uses, buildings, building design, landscaping, and tenants.
- The timing and extent of street improvements to adjacent roads.
- Traffic management for future uses on the site on adjacent roads.
- Restriping on SW Boones Ferry Road to alleviate existing congestion.
- The timing and extent of utility improvements, including the extension of sanitary sewer, water, and stormwater lines along and within adjacent roads.
- The timing and extent of tree removal and site clearing and grading.
- The planned phasing of development on the site.
- Visual buffers from future site development and adjacent residential properties, particularly along visual corridors and adjacent roads.
- The potential for reduced speed limits in the area.
- The appropriate authority to contact about sight distance issues in the area.

The meeting concluded at approximately 7:30 pm.

Sincerely,

**AKS ENGINEERING & FORESTRY, LLC**

A handwritten signature in black ink, appearing to read 'Sean Vermilya', written over a light gray rectangular background.

Sean Vermilya

12965 SW Herman Road, Suite 100 | Tualatin, OR 97062

P: 503.563.6151 | [vermilyas@aks-eng.com](mailto:vermilyas@aks-eng.com)

# Tonquin Commerce Center Annexation and Zone Change Application

Neighborhood Meeting  
September 25<sup>th</sup>, 2024

City of Tualatin

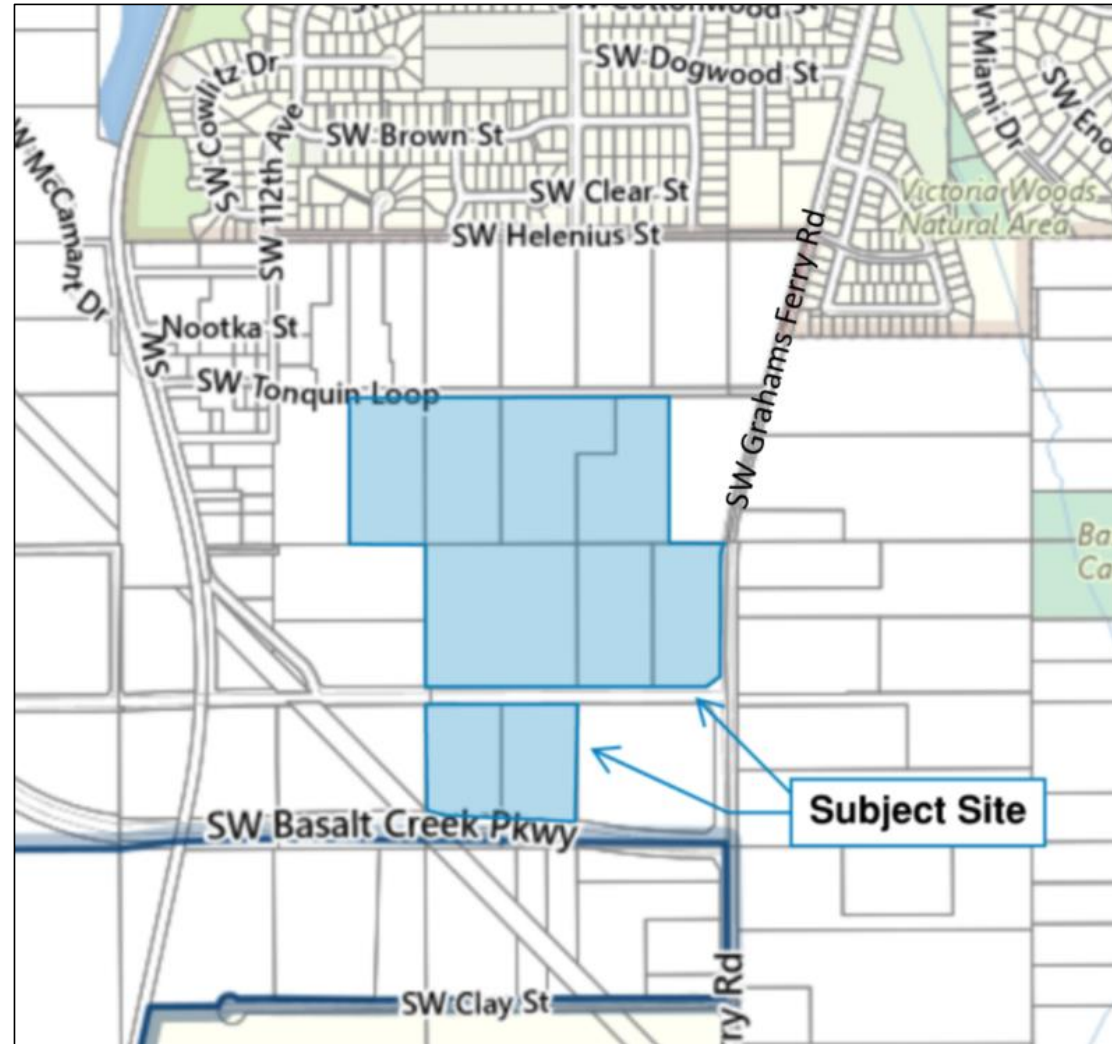
# Introductions

- » AKS Engineering & Forestry, LLC
  - » Melissa Slotemaker, AICP – Land Use Planner
  - » Sean Vermilya – Land Use Planner
  - » Darko Simic, PE – Project Engineer



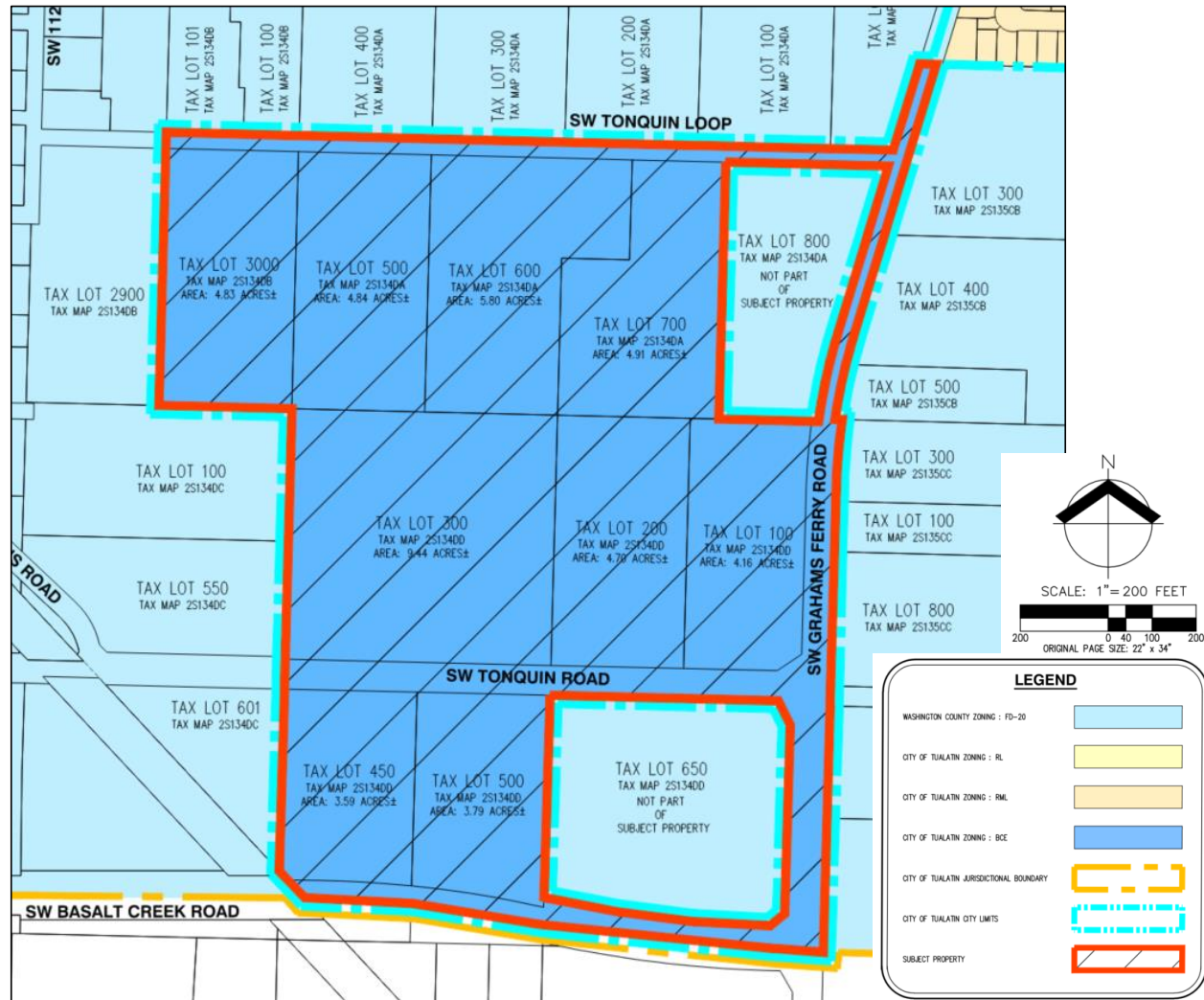
# Site Overview

- » 9 tax lots within the Basalt Creek Planning Area
- » Total area: ±46.09 acres
- » Access onto SW Grahams Ferry Road, SW Tonquin Road, SW Tonquin Loop Road, SW Basalt Creek Parkway
- » Current Zone: FD-20 (Washington County)
- » Within Tualatin Urban Growth Boundary (UGB). Basalt Creek Planning Area



# Annexation and Zoning

- » Annex property into City of Tualatin
- » Apply the City-forecasted zoning: Basalt Creek Employment (BCE)
- » Rights-of-way of SW Tonquin Loop, SW Tonquin, Road, SW Basalt Creek Parkway, and SW Grahams Ferry Road included in annexation
- » Does not include site or utility improvements



# City of Tualatin

## Annexation/Zone Change Land Use Application Process



# Questions?

**Sean Vermilya**

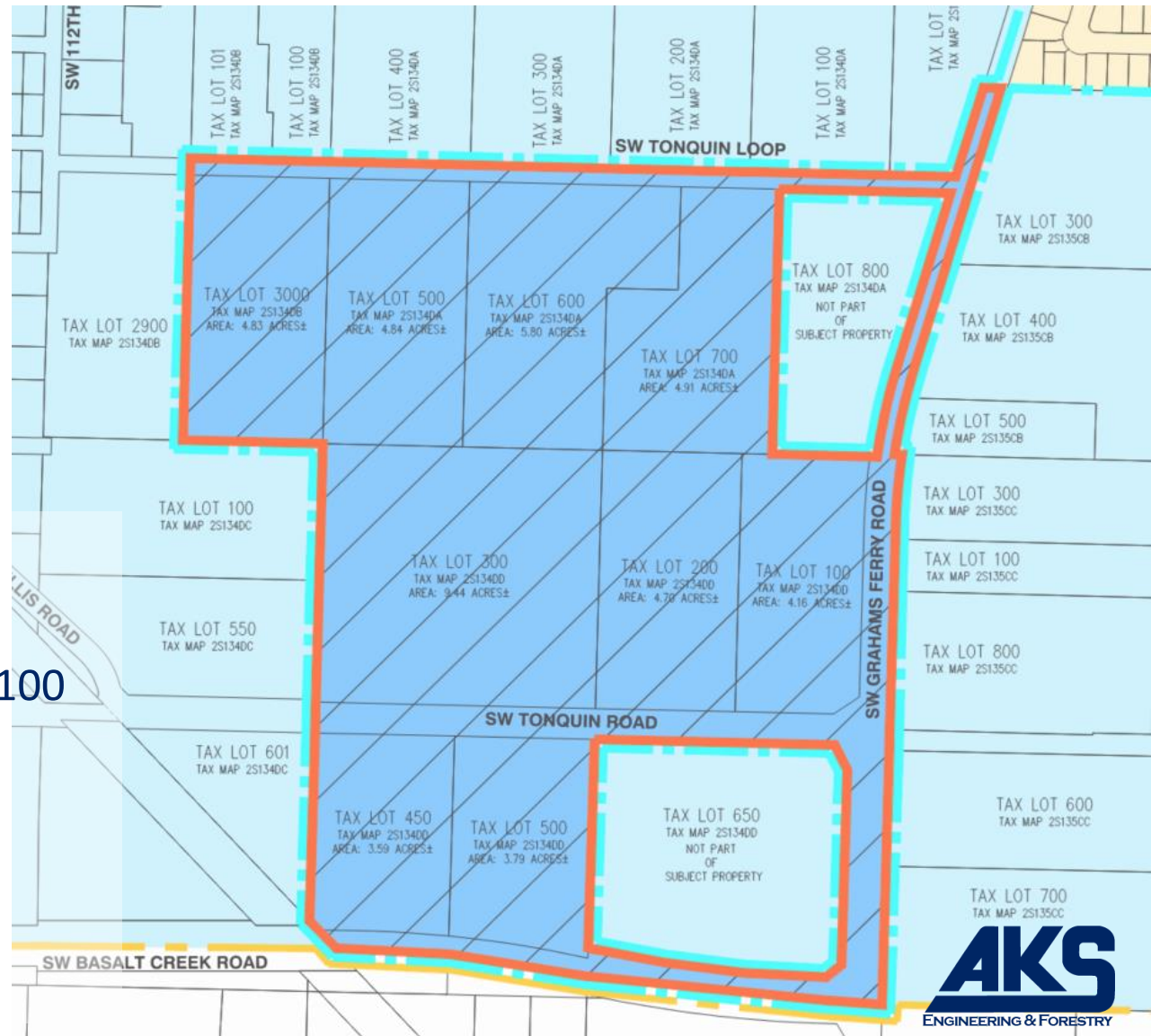
**AKS Engineering & Forestry**

**12965 SW Herman Road, Suite 100**

**Tualatin, OR 97062**

**vermilyas@aks-eng.com**

**(503) 563-6151**





# FIRST AMERICAN TITLE

# Property Research Report

**SUBJECT PROPERTY**

10970 SW Tonquin Loop

**Parcel #:** R558872

**Map & Taxlot #:** 2S134DA00500

**County:** Washington

**OWNER**

Schnitzer Properties LLC

**DATE PREPARED**

Date: 08/16/2024

**PREPARED BY**

[baspacio@firstam.com](mailto:baspacio@firstam.com)



*First American Title*

Customer Service Department

503.219.8746

[cs.oregon@firstam.com](mailto:cs.oregon@firstam.com)

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Customer Service Department  
503.219.8746  
cs.oregon@firstam.com  
Date: 08/16/2024

## OWNERSHIP INFORMATION

Owner: Schnitzer Properties LLC

CoOwner:

Site: 10970 SW Tonquin Loop Sherwood OR 97140

Mail: 1121 SW Salmon St Ste 500 Portland OR 97205

Parcel #: R558872

Ref Parcel #: 2S134DA00500

TRS: 02S / 01W / 34 / SE

County: Washington

## PROPERTY DESCRIPTION

Map Grid: 715-C1

Census Tract: 032110 Block: 1016

Neighborhood: CPO5S1 - Cpo 5 Sherwood-Tualatin S1

School Dist: 88J Sherwood

Impr Type: R1 - Residence Single Family

Subdiv/Plat: Tonquin

Land Use: 2300

Std Land Use: RSFR - Single Family Residence

Zoning: Tualatin-BCE - Basalt Creek Employment

Lat/Lon: 45.35084057 / -122.78950431

Watershed: Abernethy Creek-Willamette River

Legal: TONQUIN, LOT PT 21, ACRES 4.85

## ASSESSMENT AND TAXATION

Market Land: \$1,574,700.00

Market Impr: \$171,450.00

Market Total: \$1,746,150.00 (2023)

% Improved: 10.00%

Assessed Total: \$379,330.00 (2023)

Levy Code: 88.49

Tax: \$6,236.35 (2023)

Millage Rate: 16.4404

Exemption:

Exemption Type:

## PROPERTY CHARACTERISTICS

Bedrooms: 2

Baths, Total: 1

Baths, Full:

Baths, Half:

Total Units:

# Stories:

# Fireplaces: 1

Cooling:

Heating: Floor/Wall Furnace

Building Style: RS0 - Single Family

Total SqFt: 2,520 SqFt

First Floor: 1,008 SqFt

Second Floor: 504 SqFt

Basement Fin: 1,008 SqFt

Basement Unfin: 1,008 SqFt

Basement Total: 2,016 SqFt

Attic Fin: 504 SqFt

Attic Unfin:

Attic Total: 504 SqFt

Garage: Unfinished Detached Garage 400 SqFt

Year Built: 1940

Eff Year Built: 1950

Lot Size Ac: 4.85 Acres

Lot Size SF: 211,266 SqFt

Lot Width:

Lot Depth:

Roof Material: Shingle

Roof Shape:

Ext Walls: Wood

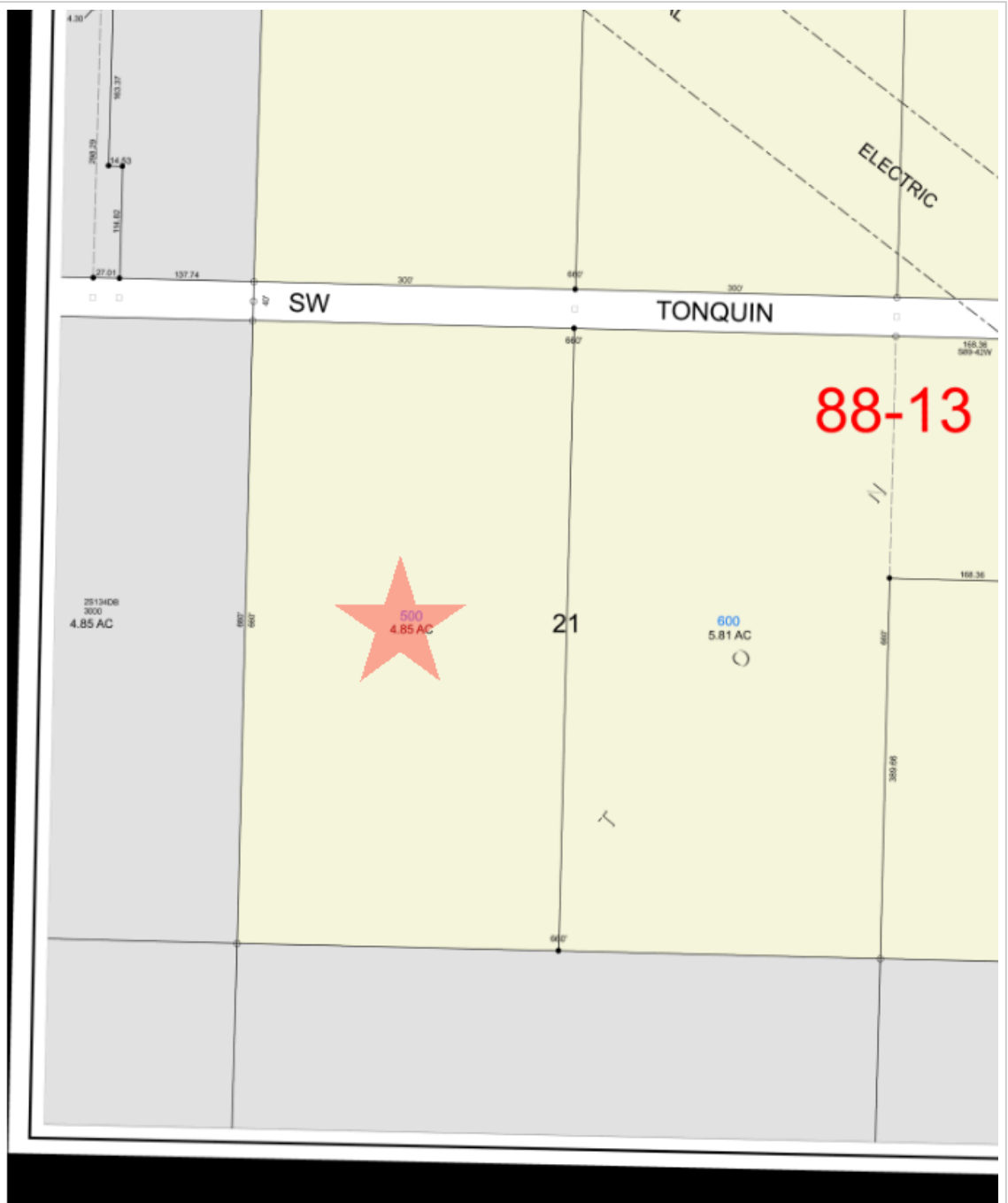
Const Type: Wood

## SALES AND LOAN INFORMATION

Owner	Date	Doc #	Sale Price	Deed Type	Loan Amt	Loan Type
SCHNITZER PROPERTIES LLC	11/07/2022	66347	\$2,535,192.00	Deed		Conv/Unk
DAANE,MARGARET L	10/13/2011	0000071245		Deed Of Trust	\$160,000.00	Conv/Unk
DAANE,MARGARET L	02/26/2007	0000020852		Deed Of Trust	\$85,000.00	Conv/Unk
MARGARET L DAANE	04/14/2006	43837		Deed	\$120,000.00	Conventional
MCVEIGH,MARGARET	10/21/1998	0000117389	\$143,500.00	Deed	\$84,000.00	Conv/Unk
LAURENCE A DAANE			\$92,000.00	Deed		Conv/Unk

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Assessor Map



**First American Title™**

**Parcel ID: R558872**

**Site Address: 10970 SW Tonquin Loop**

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## Aerial Map



*First American Title*™

### Parcel ID: R558872

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RECORDING REQUESTED BY:



111 SW Columbia St., Ste 1000  
Portland, OR 97201

**GRANTOR'S NAME:**  
Margaret L. Daane

**GRANTEE'S NAME:**  
Schnitzer Properties, LLC, an Oregon limited liability company

**AFTER RECORDING RETURN TO:**  
Schnitzer Properties, LLC, an Oregon limited liability company  
1121 SW Salmon Street, Suite 500  
Portland, OR 97205

**SEND TAX STATEMENTS TO:**  
Schnitzer Properties, LLC, an Oregon limited liability company  
1121 SW Salmon Street, Suite 500  
Portland, OR 97205

R558872 and 2S134DA00500  
10970 SW Tonquin Loop, Sherwood, OR 97140

Washington County, Oregon

**2022-066347**

**D-DW**

Stn=11 C WHITE

**11/07/2022 10:33:47 AM**

\$15.00 \$11.00 \$5.00 \$60.00 \$2,536.00

**\$2,627.00**

I, Joe Nelson, 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.

Joe Nelson, Director of Assessment and Taxation, Ex-Officio County Clerk

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**SPECIAL WARRANTY DEED - STATUTORY FORM**  
(INDIVIDUAL or CORPORATION)

**Margaret L. Daane**, Grantor, conveys and specially warrants to **Schnitzer Properties, LLC, an Oregon limited liability company**, Grantee, the following described real property free and clear of encumbrances created or suffered by the grantor except as specifically set forth below:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

The true consideration for this conveyance is Two Million Five Hundred Thirty-Five Thousand One Hundred Ninety-Two And No/100 Dollars **(\$2,535,192.00)**.

**Subject to:**

Rights of the public to any portion of the Land lying within the area commonly known as streets, roads and highways.

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.

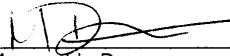
Recorded by TICOR TITLE 36262204055

**SPECIAL WARRANTY DEED - STATUTORY FORM**

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: November 7, 2022

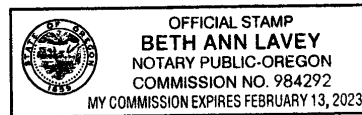
  
\_\_\_\_\_  
Margaret L. Daane

State of OR  
County of Multnomah

This instrument was acknowledged before me on November 1, 2022 by  
Margaret L. Daane.

  
\_\_\_\_\_  
Notary Public - State of Oregon

My Commission Expires: 2/13/23



**EXHIBIT "A"**  
Legal Description

The West half of Block 21, TONQUIN, in the County of Washington and State of Oregon.



# FIRST AMERICAN TITLE

# Property Research Report

**SUBJECT PROPERTY**

10770 SW Tonquin Loop

**Parcel #:** R558890

**Map & Taxlot #:** 2S134DA00600

**County:** Washington

**OWNER**

Schnitzer Properties LLC

**DATE PREPARED**

Date: 08/16/2024

**PREPARED BY**

[baspacio@firstam.com](mailto:baspacio@firstam.com)



*First American Title*

Customer Service Department

503.219.8746

[cs.oregon@firstam.com](mailto:cs.oregon@firstam.com)

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**First American Title™**

Customer Service Department  
503.219.8746  
cs.oregon@firstam.com  
Date: 08/16/2024

### OWNERSHIP INFORMATION

Owner: Schnitzer Properties LLC

CoOwner:

Site: 10770 SW Tonquin Loop Sherwood OR 97140

Mail: 1121 SW Salmon St Ste 500 Portland OR 97205

Parcel #: R558890

Ref Parcel #: 2S134DA00600

TRS: 02S / 01W / 34 / SE

County: Washington

### PROPERTY DESCRIPTION

Map Grid: 715-C1

Census Tract: 032110 Block: 1016

Neighborhood: CPO5S1 - Cpo 5 Sherwood-Tualatin S1

School Dist: 88J Sherwood

Impr Type: R1 - Residence Single Family

Subdiv/Plat: Tonquin

Land Use: 2300

Std Land Use: RSFR - Single Family Residence

Zoning: Tualatin-BCE - Basalt Creek Employment

Lat/Lon: 45.35093311 / -122.7880597

Watershed: Abernethy Creek-Willamette River

Legal: TONQUIN, LOT PT 21 & 30, ACRES 5.81

### ASSESSMENT AND TAXATION

Market Land: \$2,717,050.00

Market Impr: \$1,593,600.00

Market Total: \$4,310,650.00 (2023)

% Improved: 37.00%

Assessed Total: \$1,409,880.00 (2023)

Levy Code: 88.49

Tax: \$23,179.01 (2023)

Millage Rate: 16.4404

Exemption:

Exemption Type:

## PROPERTY CHARACTERISTICS

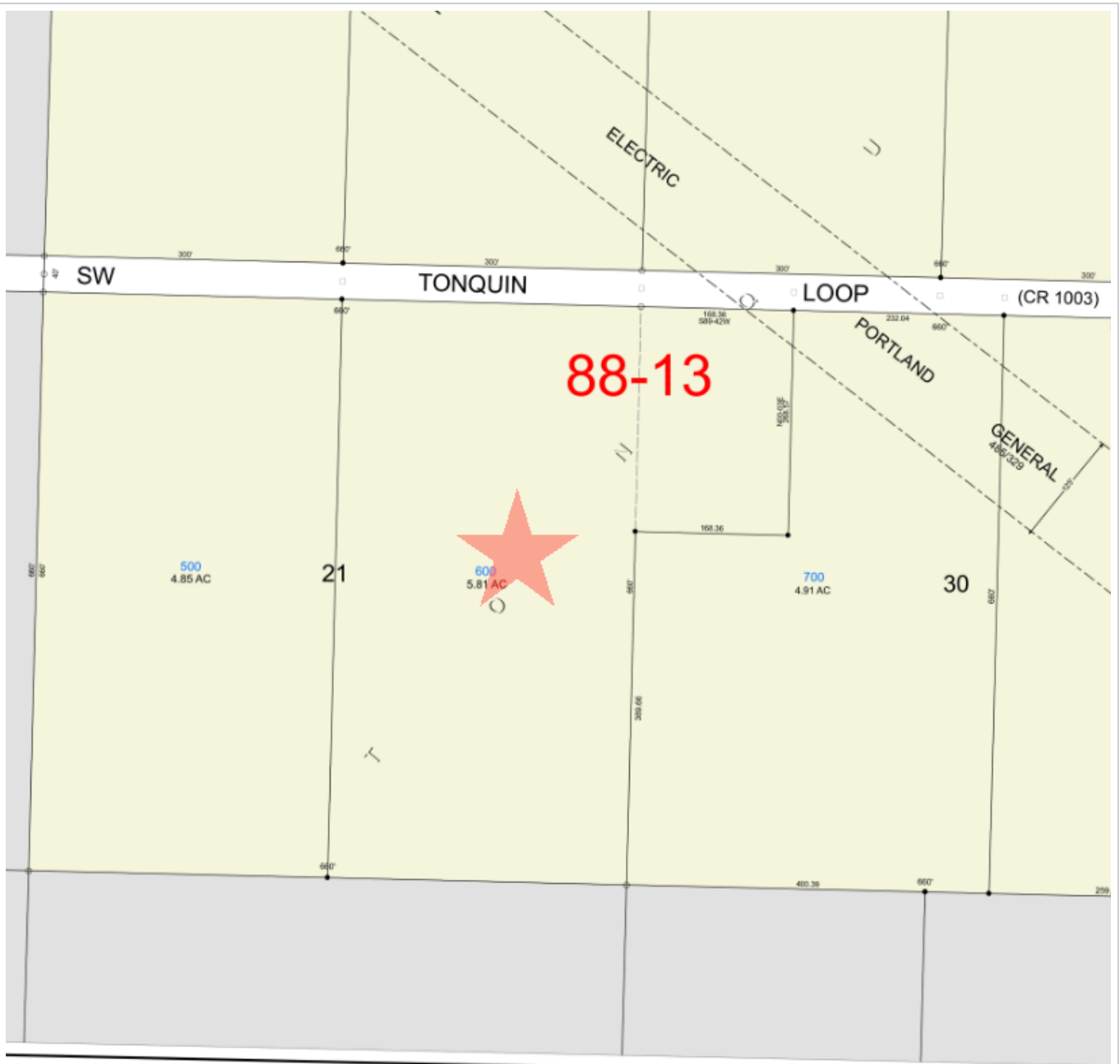
Bedrooms: 4	Total SqFt: 7,291 SqFt	Year Built: 1938
Baths, Total: 6	First Floor: 4,126 SqFt	Eff Year Built: 1960
Baths, Full:	Second Floor: 3,165 SqFt	Lot Size Ac: 5.81 Acres
Baths, Half:	Basement Fin:	Lot Size SF: 253,084 SqFt
Total Units:	Basement Unfin: 650 SqFt	Lot Width:
# Stories:	Basement Total: 650 SqFt	Lot Depth:
# Fireplaces: 1	Attic Fin: 560 SqFt	Roof Material: Shake
Cooling: Yes	Attic Unfin:	Roof Shape:
Heating:	Attic Total: 560 SqFt	Ext Walls: Wood Sheathing
Building Style: RS0 - Single Family	Garage: Finished Garage 1,244 SqFt	Const Type: Wood

## SALES AND LOAN INFORMATION

Owner	Date	Doc #	Sale Price	Deed Type	Loan Amt	Loan Type
SCHNITZER PROPERTIES LLC	11/07/2022	66350	\$3,663,396.00	Deed		Conv/Unk
MARVIN L TYLER	01/21/2020	5583		Release/Recis	\$1,000,000.00	Conventional ion
BUTLER AUDREY B TRUST	07/26/2012	60771		Quit Claim		Conv/Unk
MARVIN L TYLER	12/02/2003	200707		Deed		Conv/Unk
MARVIN L TYLER	11/13/2003	191778		Deed	\$1,000,000.00	Conventional
RECORD OWNER	08/16/2002	94492		Deed		Conv/Unk
MARVIN L TYLER	08/16/2002	94494		Deed	\$1,000,000.00	Conv/Unk
MONIQUE J SHAVER	12/08/1998	137963	\$374,000.00	Deed	\$299,200.00	Conventional
REBER DANIEL H & WILLIAM E JR CO-TRUSTEES	10/30/1998	122406		Deed		Conv/Unk

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Assessor Map



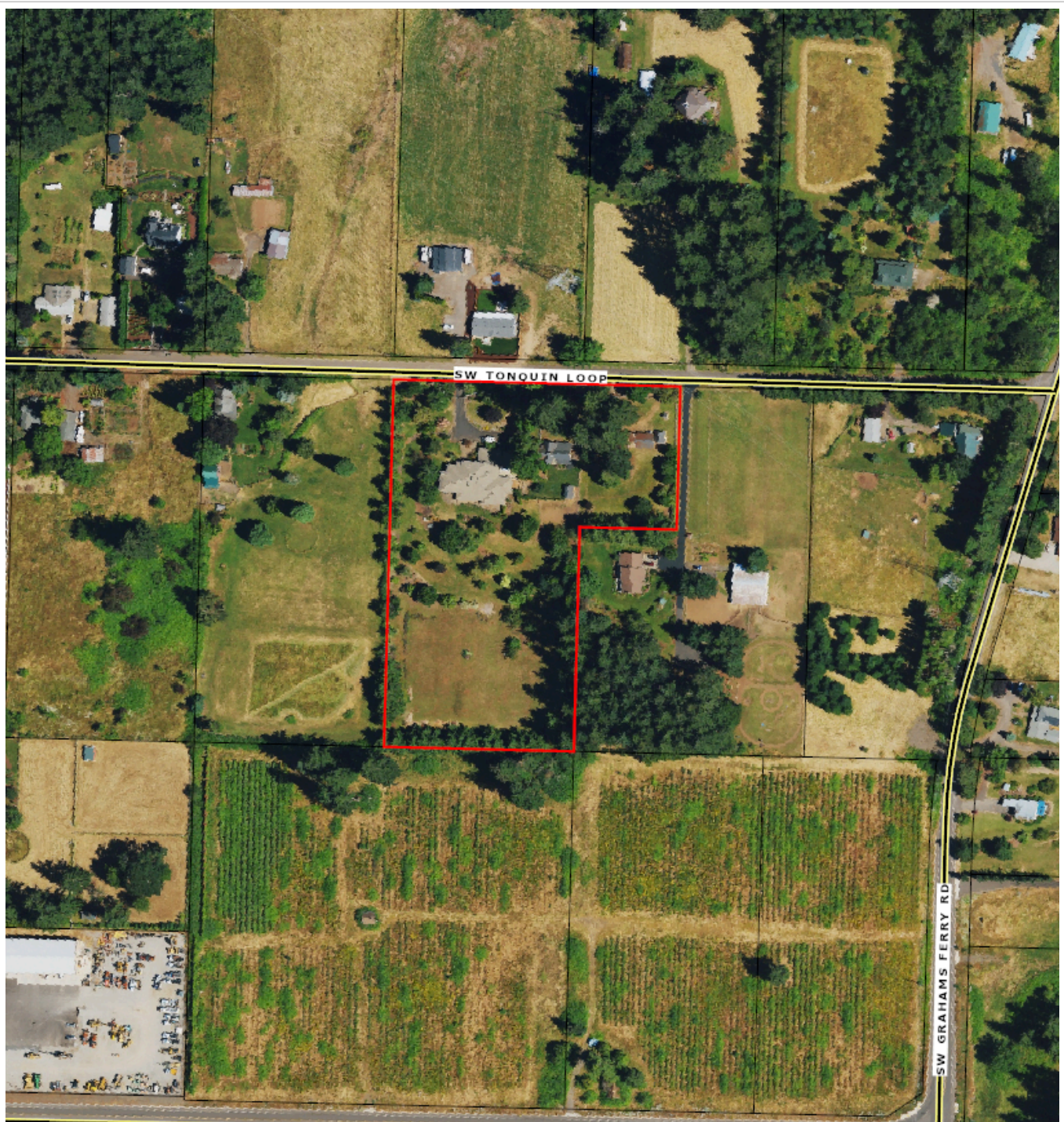
*First American Title™*

**Parcel ID: R558890**

**Site Address: 10770 SW Tonquin Loop**

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## Aerial Map



*First American Title™*

### Parcel ID: R558890

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.

RECORDING REQUESTED BY:



111 SW Columbia St., Ste 1000  
Portland, OR 97201

**GRANTOR'S NAME:**

Monique J. Tyler

**GRANTEE'S NAME:**

Schnitzer Properties, LLC, an Oregon limited liability company

**AFTER RECORDING RETURN TO:**

Schnitzer Properties, LLC, an Oregon limited liability company  
1121 SW Salmon Street, Suite 500  
Portland, OR 97205

**SEND TAX STATEMENTS TO:**

Schnitzer Properties, LLC, an Oregon limited liability company  
1121 SW Salmon Street, Suite 500  
Portland, OR 97205

R558890 and 2S134DA00600

10770 SW Tonquin Loop, Sherwood, OR 97140

Washington County, Oregon

**2022-066350**

**D-DW**

Stn=11 C WHITE

**11/07/2022 10:43:39 AM**

\$20.00 \$11.00 \$5.00 \$60.00 \$3,664.00

**\$3,760.00**

I, Joe Nelson, 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.

Joe Nelson, Director of Assessment and  
Taxation, Ex-Officio County Clerk

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**SPECIAL WARRANTY DEED - STATUTORY FORM**  
(INDIVIDUAL or CORPORATION)

Monique J. Tyler, Grantor, conveys and specially warrants to **Schnitzer Properties, LLC, an Oregon limited liability company**, Grantee, the following described real property free and clear of encumbrances created or suffered by the grantor except as specifically set forth below:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

The true consideration for this conveyance is Three Million Six Hundred Sixty-Three Thousand Three Hundred Ninety-Six And No/100 Dollars (**\$3,663,396.00**).

**Subject to:**

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

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.

36262204059  
Recorded by TICOR TITLE

**SPECIAL WARRANTY DEED - STATUTORY FORM**  
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 11-3-22

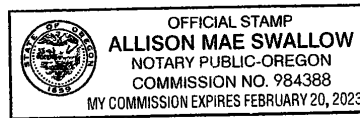
*M. J. Tyler*  
Monique J. Tyler

State of OREGON  
County of Multnomah

This instrument was acknowledged before me on Nov. 3, 2022 by Monique J. Tyler.

*Allison Mae Swallow*  
Notary Public - State of Oregon

My Commission Expires: 2/26/23



**EXHIBIT "A"**  
Legal Description

The East one-half of Block 21 and Block 30, TONQUIN, in the County of Washington and State of Oregon.

EXCEPTING THEREFROM that portion of Block 30 described as follows:

Beginning at the Southeast corner of Lot 30; thence West along the South line of the said lot, 259.0 feet to the true point of beginning of the tract herein described, from the true point of beginning; thence North, parallel with the East line of Lot 30, a distance of 660 feet, more or less, to the centerline of 3rd Street (Tonquin Loop Road), said point being on the North line of Lot 30; thence West along the North line of Lot 30, a distance of 232.04 feet to a point; thence South, parallel to the East line of Section 34, a distance of 268.57 feet to a point; thence West, parallel with the North line of Lot 30, a distance of 168.36 feet, more or less, to a point on the West line of Lot 30; thence South along the West line of Lot 30, a distance of 389.66 feet, more or less, to the Southwest corner thereof; thence along the South line of Lot 30, East 401 feet, more or less, to the true point of beginning of the tract herein described.

ALSO EXCEPTING THEREFROM the East 259.0 feet of Lot 30, TONQUIN, as measured parallel with the East line of Section 34, Township 2 South, Range 1 West, of the Willamette Meridian, in the County of Washington and State of Oregon.

## EXHIBIT "B"

### Exceptions

#### Subject to:

1. Rights of the public to any portion of the Land lying within the area commonly known as streets, roads and highways.
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  

Granted to:	Portland General Electric Company
Purpose:	Electric transmission line
Recording Date:	April 24, 1963
Recording No:	Book 485, Page 329
Affects:	The Northeast corner - Reference is hereby made to said document for full particulars.
3. Waiver of Remonstrance and Consent to Local Improvement District:  

Purpose:	Customarily (commonly) accepted farm or forestry practices
Recording Date:	February 22, 2002
Recording No.:	2002-021370



# FIRST AMERICAN TITLE

# Property Research Report

**SUBJECT PROPERTY**

10650 SW Tonquin Loop

**Parcel #:** R558907

**Map & Taxlot #:** 2S134DA00700

**County:** Washington

**OWNER**

Schnitzer Properties LLC

**DATE PREPARED**

Date: 08/16/2024

**PREPARED BY**

[baspacio@firstam.com](mailto:baspacio@firstam.com)



*First American Title*

Customer Service Department

503.219.8746

[cs.oregon@firstam.com](mailto:cs.oregon@firstam.com)

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**First American Title™**

Customer Service Department  
503.219.8746  
cs.oregon@firstam.com  
Date: 08/16/2024

## OWNERSHIP INFORMATION

Owner: Schnitzer Properties LLC

Parcel #: R558907

CoOwner:

Ref Parcel #: 2S134DA00700

Site: 10650 SW Tonquin Loop Sherwood OR 97140

TRS: 02S / 01W / 34 / SE

Mail: 1121 SW Salmon St Portland OR 97205

County: Washington

## PROPERTY DESCRIPTION

Map Grid: 715-C1

Census Tract: 032110 Block: 1016

Neighborhood: CPO5S1 - Cpo 5 Sherwood-Tualatin S1

School Dist: 88J Sherwood

Impr Type: R1 - Residence Single Family

Subdiv/Plat: Tonquin

Land Use: 2310 - Commercial In Industrial Zone Improved

Std Land Use: RSFR - Single Family Residence

Zoning: Tualatin-BCE - Basalt Creek Employment

Lat/Lon: 45.35074345 / -122.78671043

Watershed: Abernethy Creek-Willamette River

Legal: TONQUIN, LOT PT 30, ACRES 4.91, UNZONED  
FARMLAND LIEN \$3,694.48, POTENTIAL ADD'L  
TAX LIABILITY

## ASSESSMENT AND TAXATION

Market Land: \$1,750,490.00

Market Impr: \$342,250.00

Market Total: \$2,092,740.00 (2023)

% Improved: 16.00%

Assessed Total: \$648,820.00 (2023)

Levy Code: 88.49

Tax: \$10,666.88 (2023)

Millage Rate: 16.4404

Exemption:

Exemption Type:

## PROPERTY CHARACTERISTICS

Bedrooms: 3

Total SqFt: 2,326 SqFt

Year Built: 1980

Baths, Total: 3

First Floor: 1,666 SqFt

Eff Year Built:

Baths, Full:

Second Floor: 660 SqFt

Lot Size Ac: 4.91 Acres

Baths, Half:

Basement Fin:

Lot Size SF: 213,880 SqFt

Total Units:

Basement Unfin:

Lot Width:

# Stories:

Basement Total:

Lot Depth:

# Fireplaces: 1

Attic Fin:

Roof Material: Composition

Cooling: Yes

Attic Unfin:

Roof Shape:

Heating:

Attic Total:

Ext Walls: Wood Sheathing

Building Style: RS0 - Single Family

Garage: Finished Garage 594 SqFt

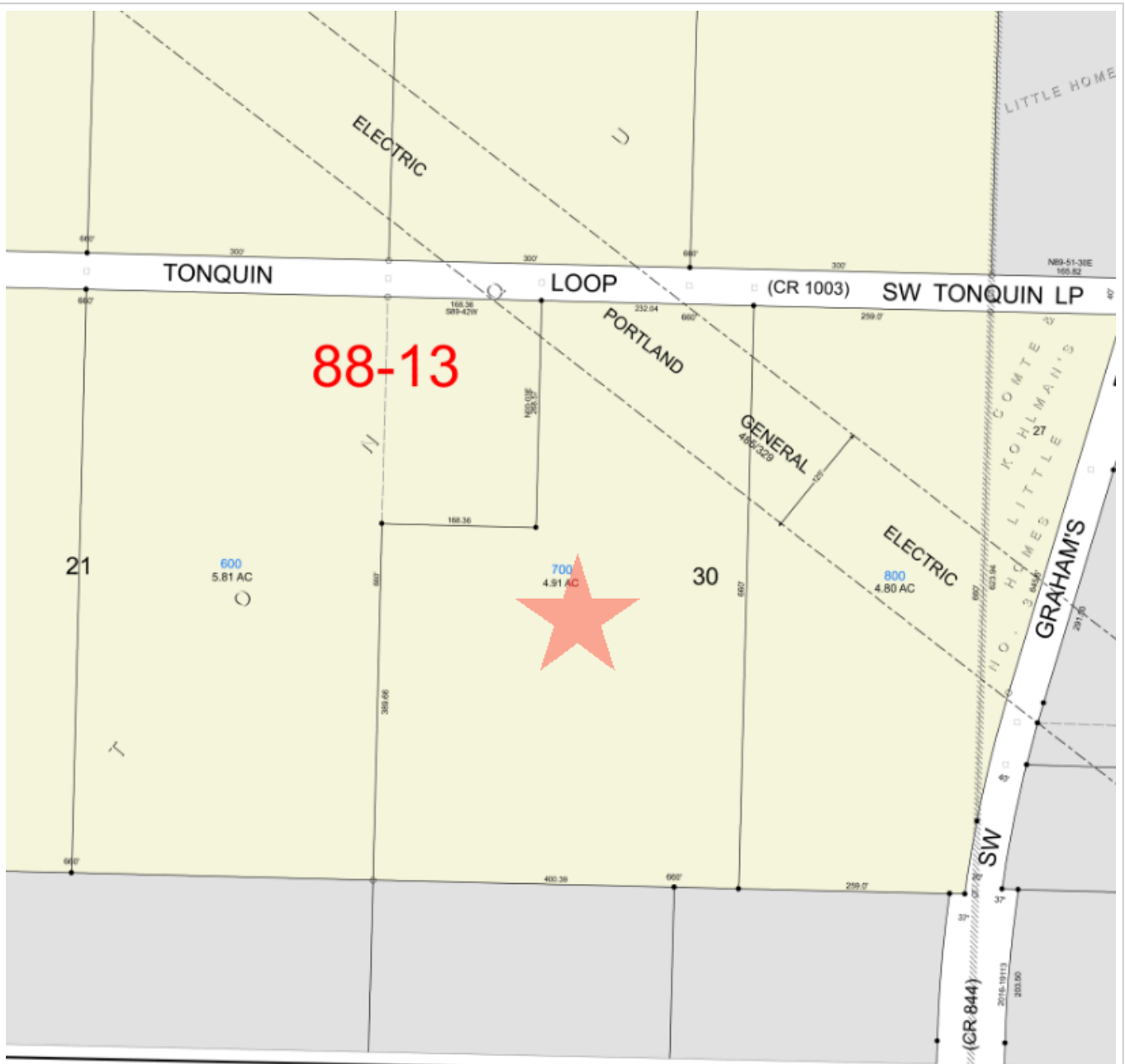
Const Type: Wood

## SALES AND LOAN INFORMATION

Owner	Date	Doc #	Sale Price	Deed Type	Loan Amt	Loan Type
SCHNITZER PROPERTIES LLC	06/27/2024	27862	\$2,500.00	Deed		Conv/Unk
PARR, STEVEN M	03/20/2013	0000025030		Deed Of Trust	\$25,125.00	Conv/Unk
STEVEN M PARR	06/28/1991	34487	\$259,000.00	Deed		Conv/Unk
PARR, STEVEN M & KATHRYN E	06/27/1991		\$259,000.00	Deed	\$80,000.00	Conv/Unk
			\$131,000.00	Deed		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.

## Assessor Map



**First American Title™**

**Parcel ID: R558907**

**Site Address: 10650 SW Tonquin Loop**

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.

## Aerial Map



*First American Title*™

### Parcel ID: R558907

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.

Washington County, Oregon	<b>2024-027862</b>
<b>D-DW</b>	<b>06/27/2024 11:12:43 AM</b>
Stn=2 S AKINS	
\$20.00 \$11.00 \$5.00 \$60.00 \$2,500.00	<b>\$2,596.00</b>
I, Joe Nelson, 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.	
Joe Nelson, Director of Assessment and Taxation, Ex-Officio County Clerk	

Until a change is requested,  
all tax statements shall be  
sent to the following address:  
Schnitzer Properties, LLC  
Att: Tax Department  
1121 SW Salmon St., 4<sup>th</sup> floor  
Portland, OR 97205

After recording, return to:  
Schnitzer Properties, LLC  
c/o John W. Raborn VP and Senior Counsel  
(same address as above)

### WARRANTY DEED

**STEVEN M. PARR**, an individual, Grantor, whose address is 10650 SW Tonquin Loop, Sherwood, OR 97140 conveys and warrants to Schnitzer Properties, LLC, an Oregon limited liability company, Grantee, whose address is set forth above, the real property described on Exhibit A, subject to the exceptions listed on Exhibit B:

The true and actual consideration paid for this conveyance is \$2,500.000, plus other property or other value given, which property was part of the consideration.

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.

**EXECUTED** this 26 day of June, 2024, by Steven M. Parr, as Grantor.

[signature is on the following page.]

Recorded by TICOR TITLE 36262400755

GRANTOR:

STEVEN M. PARR

SIGN Steven M. Parr

DATE: 6-26-2024

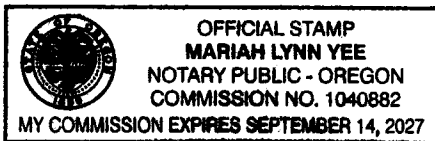
STATE OF OREGON

County of Clackamas

)  
) ss.  
)

Personally appeared before me this 26 day of June, 2024, STEVEN M. PARR who, being duly sworn, did say that he is he is authorized to sign this Deed and that the foregoing instrument was signed on behalf of him, and who acknowledged such instrument to be his voluntary act and deed.

Mariah L. Yee  
Notary Public for Oregon  
My commission expires Sept 14, 2027



**Exhibit A**  
**LEGAL DESCRIPTION**

A portion of Lot 30, TONQUIN, located in Section 34, Township 2 South, Range 1 West, Willamette Meridian, Washington County, Oregon, being more particularly described as follows:

Commencing at the Southeast corner of Lot 30; thence West, along the South line of said lot, 259.0 feet to the true point of beginning of the tract herein described; thence, from the true point of beginning, North parallel with the East line of said Lot 30, a distance of 660 feet, more or less, to a point on the North line of said Lot 30; thence West along the North line of Lot 30 a distance of 232.04 feet to a point; thence South, parallel to the East line of Section 34, a distance of 268.57 feet to a point; thence West, parallel with the North line of Lot 30, a distance of 168.36 feet, more or less, to a point on the West line of said Lot 30; thence South along the West line of Lot 30 a distance of 389.66 feet, more or less, to the Southwest corner thereof; thence, along the South line of Lot 30, East 400.39 feet, more or less, to the true point of beginning.

**Exhibit B**  
**PERMITTED EXCEPTIONS**

1. Rights of the public to any portion of the Land lying within streets, roads and highways.
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a

document: Granted to: Portland General Electric Company  
Purpose: Electric power transmission lines  
Recording Date: April 24, 1963  
Recording No: Book 485, Page 329  
Affects: Northerly portion of subject property



# FIRST AMERICAN TITLE

# Property Research Report

**SUBJECT PROPERTY**

Ns

**Parcel #:** R558916

**Map & Taxlot #:** 2S134DD00100

**County:** Washington

**OWNER**

Schnitzer Properties LLC

**DATE PREPARED**

Date: 08/16/2024

**PREPARED BY**

[baspacio@firstam.com](mailto:baspacio@firstam.com)



*First American Title*

Customer Service Department

503.219.8746

[cs.oregon@firstam.com](mailto:cs.oregon@firstam.com)

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All rights reserved. | NYSE: FAF | 39203000418

IMPORTANT – READ CAREFULLY: THIS REPORT IS NOT AN INSURED PRODUCT OR SERVICE OR A REPRESENTATION OF THE CONDITION OF TITLE TO REAL PROPERTY. IT IS NOT AN ABSTRACT, LEGAL OPINION, OPINION OF TITLE, TITLE INSURANCE COMMITMENT OR PRELIMINARY REPORT, OR ANY FORM OF TITLE INSURANCE OR GUARANTY. THIS REPORT IS ISSUED EXCLUSIVELY FOR THE BENEFIT OF THE APPLICANT THEREFOR, AND MAY NOT BE USED OR RELIED UPON BY ANY OTHER PERSON. THIS REPORT MAY NOT BE REPRODUCED IN ANY MANNER WITHOUT FIRST AMERICAN'S PRIOR WRITTEN CONSENT. FIRST AMERICAN DOES NOT REPRESENT OR WARRANT THAT THE INFORMATION HEREIN IS COMPLETE OR FREE FROM ERROR, AND THE INFORMATION HEREIN IS PROVIDED WITHOUT ANY WARRANTIES OF ANY KIND, AS-IS, AND WITH ALL FAULTS. AS A MATERIAL PART OF THE CONSIDERATION GIVEN IN EXCHANGE FOR THE ISSUANCE OF THIS REPORT, RECIPIENT AGREES THAT FIRST AMERICAN'S SOLE LIABILITY FOR ANY LOSS OR DAMAGE CAUSED BY AN ERROR OR OMISSION DUE TO INACCURATE INFORMATION OR NEGLIGENCE IN PREPARING THIS REPORT SHALL BE LIMITED TO THE FEE CHARGED FOR THE REPORT, IF ANY. RECIPIENT ACCEPTS THIS REPORT WITH THIS LIMITATION AND AGREES THAT FIRST AMERICAN WOULD NOT HAVE ISSUED THIS REPORT BUT FOR THE LIMITATION OF LIABILITY DESCRIBED ABOVE. FIRST AMERICAN MAKES NO REPRESENTATION OR WARRANTY AS TO THE LEGALITY OR PROPRIETY OF RECIPIENT'S USE OF THE INFORMATION HEREIN.



**First American Title™**

Customer Service Department  
503.219.8746  
cs.oregon@firstam.com  
Date: 08/16/2024

## OWNERSHIP INFORMATION

Owner: Schnitzer Properties LLC

CoOwner:

Site: Ns Unincorporated OR 97140

Mail: 1121 SW Salmon St Fl 5th Ste 500 Portland OR 97205

Parcel #: R558916

Ref Parcel #: 2S134DD00100

TRS: 02S / 01W / 34 / SE

County: Washington

## PROPERTY DESCRIPTION

Map Grid: 715-C1

Census Tract: 032110 Block: 1016

Neighborhood: CPO5S1 - Cpo 5 Sherwood-Tualatin S1

School Dist: 88J Sherwood

Impr Type:

Subdiv/Plat: Tonquin

Land Use: 2300

Std Land Use: IMSC - Industrial Miscellaneous

Zoning: Tualatin-BCE - Basalt Creek Employment

Lat/Lon: 45.34913071 / -122.7857248

Watershed: Abernethy Creek-Willamette River

Legal: TONQUIN, LOT PT 29, ACRES 4.15 ACRES 3.79,  
POTENTIAL ADD'L TAX LIABILITY

## ASSESSMENT AND TAXATION

Market Land: \$0.00

Market Impr: \$0.00

Market Total: \$969,240.00 (2023)

% Improved: 0.00%

Assessed Total: \$7,440.00 (2023)

Levy Code: 88.49

Tax: \$122.30 (2023)

Millage Rate: 16.4404

Exemption:

Exemption Type:

## PROPERTY CHARACTERISTICS

Bedrooms:	Total SqFt:	Year Built:
Baths, Total:	First Floor:	Eff Year Built:
Baths, Full:	Second Floor:	Lot Size Ac: 4.15 Acres
Baths, Half:	Basement Fin:	Lot Size SF: 180,774 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:
Building Style:	Garage:	Const Type:

## SALES AND LOAN INFORMATION

Owner	Date	Doc #	Sale Price	Deed Type	Loan Amt	Loan Type
SCHNITZER PROPERTIES LLC	01/28/2022	7027	\$7,970,890.00	Deed		Conv/Unk
LEE H & MARION B THOMPSON FOUN	01/04/2008	698		Deed		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.

# Assessor Map



**First American Title™**

**Parcel ID: R558916**

**Site Address: Ns**

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.

## Aerial Map



*First American Title*™

### Parcel ID: R558916

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.

RECORDING REQUESTED BY:



115 N College St., Ste 2  
Newberg, OR 97132

AFTER RECORDING RETURN TO:

Order No.: 471821111745-MJH  
Schnitzer Properties Management, LLC  
1121 SW Salmon St. 5th Floor  
Portland, OR 97205

SEND TAX STATEMENTS TO:

Schnitzer Properties, LLC  
1121 SW Salmon Street, 5th Floor  
Portland, OR 97205

APN: R558916

R558925

R558934

Map: 2S134DD00100

2S134DD00200

2S134DD00300

10795 SW Tonquin Road, Sherwood, OR 97140

Washington County, Oregon

**2022-007027**

D-DW

Stn=4 A STROM

**01/28/2022 09:41:41 AM**

\$15.00 \$11.00 \$5.00 \$60.00 \$7,971.00

**\$8,062.00**

I, Joe Nelson, 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.

Joe Nelson, Director of Assessment and  
Taxation, Ex-Officio County Clerk

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### STATUTORY WARRANTY DEED

Lee H. and Marion B. Thompson Foundation, an oregon non-profit corporation, Grantor, conveys and warrants to Schnitzer Properties, LLC, an Oregon limited liability company, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Washington, State of Oregon:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS SEVEN MILLION NINE HUNDRED SEVENTY THOUSAND EIGHT HUNDRED NINETY AND NO/100 DOLLARS (\$7,970,890.00). (See ORS 93.030).

#### Subject to:

The Land has been classified as Farmland, as disclosed by the tax roll. If the Land becomes disqualified, said Land may be subject to additional taxes and/or penalties.

Account No.: R558916, R558925 and R558934

Rights of the public to any portion of the Land lying within the area commonly known as roads, streets and highways.

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

Granted to: Washington County  
Purpose: Slopes and Drainage  
Recording Date: March 4, 2016  
Recording No: 2016-016911  
Affects: Parcel II

Rights of tenants, as tenants only, in unrecorded leaseholds.

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.

# STATUTORY WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated January 21, 2022; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

Lee H. and Marion B. Thompson Foundation

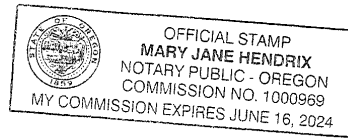
BY: [Signature]  
Roger A. Starr  
President

State of Oregon  
County of Washington

This instrument was acknowledged before me on Jan 21, 2022 by Roger A. Starr, as President for Lee H. and Marion B. Thompson Foundation.

[Signature]  
Notary Public - State of Oregon

My Commission Expires: 6/16/2024



## EXHIBIT A

Order No.: 471821111745

Parcel I:

All of Block 22, TONQUIN, in the County of Washington and State of Oregon.

EXCEPTING THEREFROM that portion deeded to Washington County by document recorded March 4, 2016 as document No. 2016-016913

Parcel II:

The East one-half of Block 29, TONQUIN, in the County of Washington and State of Oregon.

EXCEPTING THEREFROM that portion deeded to Washington County by document recorded March 4, 2016 as document No. 2016-016911

Parcel III:

The West one-half of Block 29, TONQUIN, in the County of Washington and State of Oregon.

EXCEPTING THEREFROM that portion deeded to Washington County by document recorded March 4, 2016 as document No. 2016-016912



# FIRST AMERICAN TITLE

# Property Research Report

**SUBJECT PROPERTY**

10795 SW Tonquin Rd

**Parcel #:** R558925

**Map & Taxlot #:** 2S134DD00200

**County:** Washington

**OWNER**

Schnitzer Properties LLC

**DATE PREPARED**

Date: 08/16/2024

**PREPARED BY**

[baspacio@firstam.com](mailto:baspacio@firstam.com)



*First American Title*

Customer Service Department

503.219.8746

[cs.oregon@firstam.com](mailto:cs.oregon@firstam.com)

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IMPORTANT – READ CAREFULLY: THIS REPORT IS NOT AN INSURED PRODUCT OR SERVICE OR A REPRESENTATION OF THE CONDITION OF TITLE TO REAL PROPERTY. IT IS NOT AN ABSTRACT, LEGAL OPINION, OPINION OF TITLE, TITLE INSURANCE COMMITMENT OR PRELIMINARY REPORT, OR ANY FORM OF TITLE INSURANCE OR GUARANTY. THIS REPORT IS ISSUED EXCLUSIVELY FOR THE BENEFIT OF THE APPLICANT THEREFOR, AND MAY NOT BE USED OR RELIED UPON BY ANY OTHER PERSON. THIS REPORT MAY NOT BE REPRODUCED IN ANY MANNER WITHOUT FIRST AMERICAN'S PRIOR WRITTEN CONSENT. FIRST AMERICAN DOES NOT REPRESENT OR WARRANT THAT THE INFORMATION HEREIN IS COMPLETE OR FREE FROM ERROR, AND THE INFORMATION HEREIN IS PROVIDED WITHOUT ANY WARRANTIES OF ANY KIND, AS-IS, AND WITH ALL FAULTS. AS A MATERIAL PART OF THE CONSIDERATION GIVEN IN EXCHANGE FOR THE ISSUANCE OF THIS REPORT, RECIPIENT AGREES THAT FIRST AMERICAN'S SOLE LIABILITY FOR ANY LOSS OR DAMAGE CAUSED BY AN ERROR OR OMISSION DUE TO INACCURATE INFORMATION OR NEGLIGENCE IN PREPARING THIS REPORT SHALL BE LIMITED TO THE FEE CHARGED FOR THE REPORT, IF ANY. RECIPIENT ACCEPTS THIS REPORT WITH THIS LIMITATION AND AGREES THAT FIRST AMERICAN WOULD NOT HAVE ISSUED THIS REPORT BUT FOR THE LIMITATION OF LIABILITY DESCRIBED ABOVE. FIRST AMERICAN MAKES NO REPRESENTATION OR WARRANTY AS TO THE LEGALITY OR PROPRIETY OF RECIPIENT'S USE OF THE INFORMATION HEREIN.



**First American Title™**

Customer Service Department  
503.219.8746  
cs.oregon@firstam.com  
Date: 08/16/2024

## OWNERSHIP INFORMATION

Owner: Schnitzer Properties LLC

CoOwner:

Site: 10795 SW Tonquin Rd Sherwood OR 97140

Mail: 1121 SW Salmon St Fl 5th Ste 500 Portland OR 97205

Parcel #: R558925

Ref Parcel #: 2S134DD00200

TRS: 02S / 01W / 34 / SE

County: Washington

## PROPERTY DESCRIPTION

Map Grid: 715-C1

Census Tract: 032110 Block: 1016

Neighborhood: CPO5S1 - Cpo 5 Sherwood-Tualatin S1

School Dist: 88J Sherwood

Impr Type:

Subdiv/Plat: Tonquin

Land Use: 2300

Std Land Use: IMSC - Industrial Miscellaneous

Zoning: Tualatin-BCE - Basalt Creek Employment

Lat/Lon: 45.34911918 / -122.7869325

Watershed: Abernethy Creek-Willamette River

Legal: TONQUIN, LOT PT 29, ACRES 4.72, POTENTIAL  
ADD'L TAX LIABILITY

## ASSESSMENT AND TAXATION

Market Land: \$233,550.00

Market Impr: \$0.00

Market Total: \$1,102,360.00 (2023)

% Improved: 0.00%

Assessed Total: \$139,050.00 (2023)

Levy Code: 88.49

Tax: \$2,286.03 (2023)

Millage Rate: 16.4404

Exemption:

Exemption Type:

## PROPERTY CHARACTERISTICS

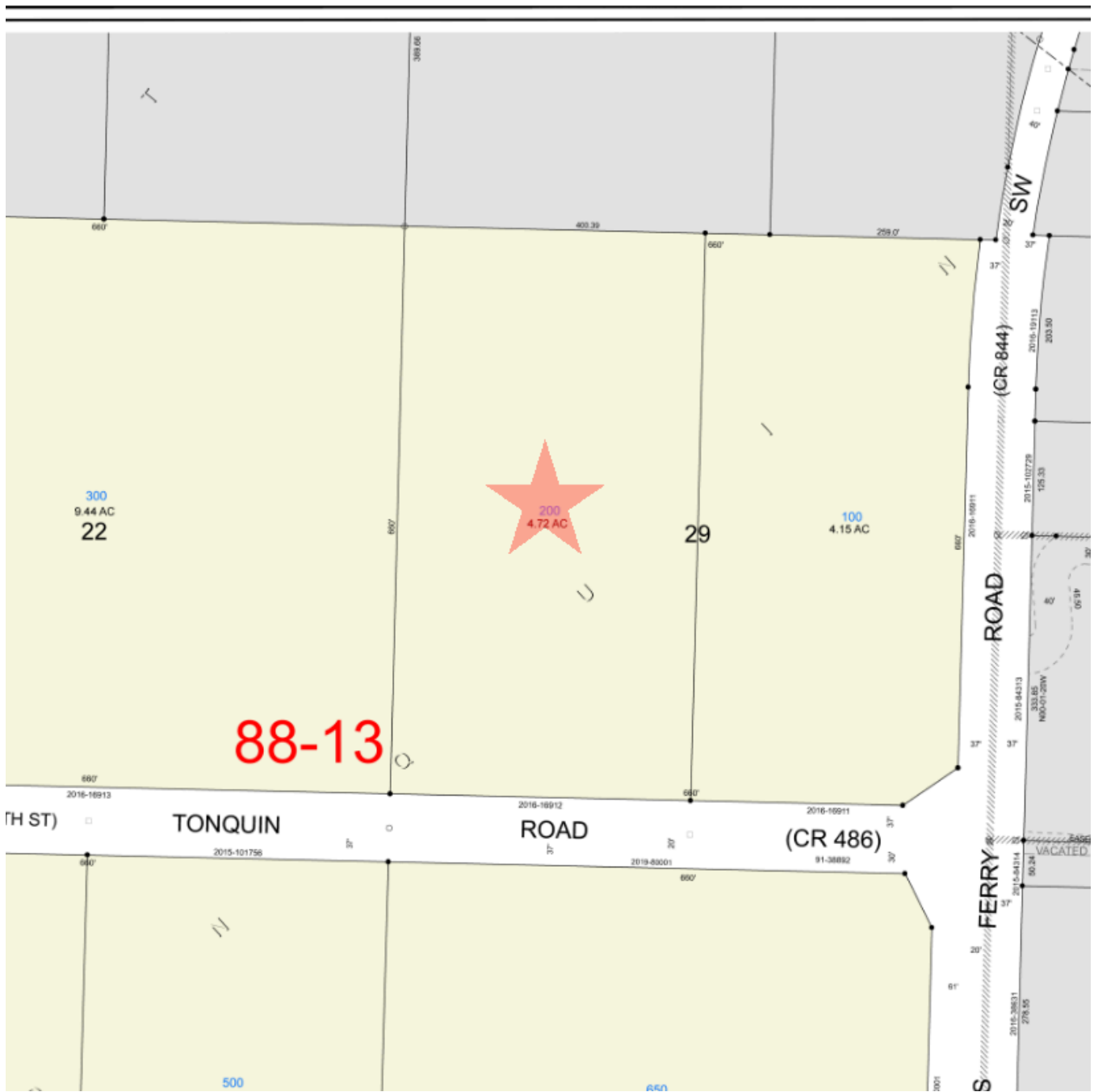
Bedrooms:	Total SqFt:	Year Built:
Baths, Total:	First Floor:	Eff Year Built:
Baths, Full:	Second Floor:	Lot Size Ac: 4.72 Acres
Baths, Half:	Basement Fin:	Lot Size SF: 205,603 SqFt
Total Units:	Basement Unfin:	Lot Width:
# Stories:	Basement Total:	Lot Depth:
# Fireplaces:	Attic Fin:	Roof Material:
Cooling:	Attic Unfin:	Roof Shape:
Heating:	Attic Total:	Ext Walls:
Building Style:	Garage:	Const Type:

## SALES AND LOAN INFORMATION

Owner	Date	Doc #	Sale Price	Deed Type	Loan Amt	Loan Type
SCHNITZER PROPERTIES LLC	01/28/2022	7027	\$7,970,890.00	Deed		Conv/Unk
LEE H & MARION B THOMPSON FOUN	01/04/2008	698		Deed		Conv/Unk

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Assessor Map



**First American Title™**

**Parcel ID: R558925**

**Site Address: 10795 SW Tonquin Rd**

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## Aerial Map



**First American Title™**

### Parcel ID: R558925

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.

RECORDING REQUESTED BY:



115 N College St., Ste 2  
Newberg, OR 97132

AFTER RECORDING RETURN TO:

Order No.: 471821111745-MJH  
Schnitzer Properties Management, LLC  
1121 SW Salmon St. 5th Floor  
Portland, OR 97205

SEND TAX STATEMENTS TO:

Schnitzer Properties, LLC  
1121 SW Salmon Street, 5th Floor  
Portland, OR 97205

APN: R558916

R558925

R558934

Map: 2S134DD00100

2S134DD00200

2S134DD00300

10795 SW Tonquin Road, Sherwood, OR 97140

Washington County, Oregon

**2022-007027**

D-DW

Stn=4 A STROM

**01/28/2022 09:41:41 AM**

\$15.00 \$11.00 \$5.00 \$60.00 \$7,971.00

**\$8,062.00**

I, Joe Nelson, 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.

Joe Nelson, Director of Assessment and  
Taxation, Ex-Officio County Clerk

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### STATUTORY WARRANTY DEED

Lee H. and Marion B. Thompson Foundation, an oregon non-profit corporation, Grantor, conveys and warrants to Schnitzer Properties, LLC, an Oregon limited liability company, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Washington, State of Oregon:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS SEVEN MILLION NINE HUNDRED SEVENTY THOUSAND EIGHT HUNDRED NINETY AND NO/100 DOLLARS (\$7,970,890.00). (See ORS 93.030).

#### Subject to:

The Land has been classified as Farmland, as disclosed by the tax roll. If the Land becomes disqualified, said Land may be subject to additional taxes and/or penalties.

Account No.: R558916, R558925 and R558934

Rights of the public to any portion of the Land lying within the area commonly known as roads, streets and highways.

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

Granted to: Washington County  
Purpose: Slopes and Drainage  
Recording Date: March 4, 2016  
Recording No: 2016-016911  
Affects: Parcel II

Rights of tenants, as tenants only, in unrecorded leaseholds.

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.

# STATUTORY WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated January 21, 2022; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

Lee H. and Marion B. Thompson Foundation

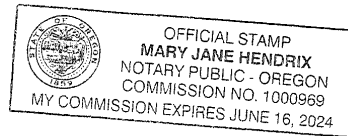
BY: [Signature]  
Roger A. Starr  
President

State of Oregon  
County of Washington

This instrument was acknowledged before me on Jan 21, 2022 by Roger A. Starr, as President for Lee H. and Marion B. Thompson Foundation.

[Signature]  
Notary Public - State of Oregon

My Commission Expires: 6/16/2024



## EXHIBIT A

Order No.: 471821111745

Parcel I:

All of Block 22, TONQUIN, in the County of Washington and State of Oregon.

EXCEPTING THEREFROM that portion deeded to Washington County by document recorded March 4, 2016 as document No. 2016-016913

Parcel II:

The East one-half of Block 29, TONQUIN, in the County of Washington and State of Oregon.

EXCEPTING THEREFROM that portion deeded to Washington County by document recorded March 4, 2016 as document No. 2016-016911

Parcel III:

The West one-half of Block 29, TONQUIN, in the County of Washington and State of Oregon.

EXCEPTING THEREFROM that portion deeded to Washington County by document recorded March 4, 2016 as document No. 2016-016912



# FIRST AMERICAN TITLE

# Property Research Report

## SUBJECT PROPERTY

Ns

**Parcel #:** R558934

**Map & Taxlot #:** 2S134DD00300

**County:** Washington

## OWNER

Schnitzer Properties LLC

## DATE PREPARED

Date: 08/16/2024

## PREPARED BY

[baspacio@firstam.com](mailto:baspacio@firstam.com)



*First American Title*

Customer Service Department

503.219.8746

[cs.oregon@firstam.com](mailto:cs.oregon@firstam.com)

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Customer Service Department  
503.219.8746  
cs.oregon@firstam.com  
Date: 08/16/2024

## OWNERSHIP INFORMATION

Owner: Schnitzer Properties LLC

CoOwner:

Site: Ns Unincorporated OR 97140

Mail: 1121 SW Salmon St Fl 5th Ste 500 Portland OR 97205

Parcel #: R558934

Ref Parcel #: 2S134DD00300

TRS: 02S / 01W / 34 / SE

County: Washington

## PROPERTY DESCRIPTION

Map Grid: 715-C1

Census Tract: 032110 Block: 1016

Neighborhood: CPO5S1 - Cpo 5 Sherwood-Tualatin S1

School Dist: 88J Sherwood

Impr Type:

Subdiv/Plat: Tonquin

Land Use: 2300

Std Land Use: IMSC - Industrial Miscellaneous

Zoning: Tualatin-BCE - Basalt Creek Employment

Lat/Lon: 45.34911271 / -122.78885831

Watershed: Abernethy Creek-Willamette River

Legal: TONQUIN, LOT 22, ACRES 9.44, POTENTIAL  
ADD'L TAX LIABILITY

## ASSESSMENT AND TAXATION

Market Land: \$0.00

Market Impr: \$0.00

Market Total: \$2,204,720.00 (2023)

% Improved: 0.00%

Assessed Total: \$16,930.00 (2023)

Levy Code: 88.49

Tax: \$278.35 (2023)

Millage Rate: 16.4404

Exemption:

Exemption Type:

## PROPERTY CHARACTERISTICS

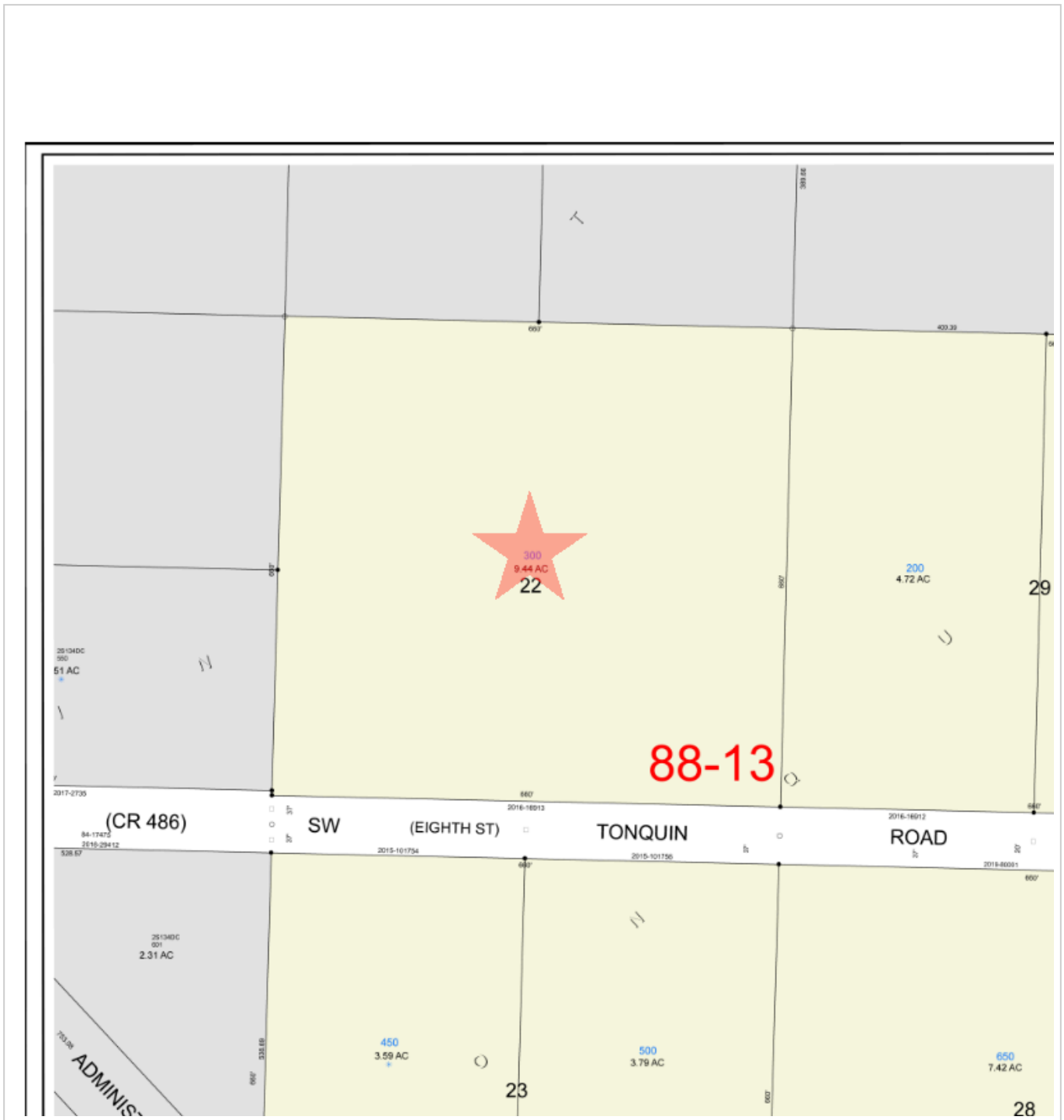
Bedrooms:	Total SqFt:	Year Built:
Baths, Total:	First Floor:	Eff Year Built:
Baths, Full:	Second Floor:	Lot Size Ac: 9.44 Acres
Baths, Half:	Basement Fin:	Lot Size SF: 411,206 SqFt
Total Units:	Basement Unfin:	Lot Width:
# Stories:	Basement Total:	Lot Depth:
# Fireplaces:	Attic Fin:	Roof Material:
Cooling:	Attic Unfin:	Roof Shape:
Heating:	Attic Total:	Ext Walls:
Building Style:	Garage:	Const Type:

## SALES AND LOAN INFORMATION

Owner	Date	Doc #	Sale Price	Deed Type	Loan Amt	Loan Type
SCHNITZER PROPERTIES LLC	01/28/2022	7027	\$7,970,890.00	Deed		Conv/Unk
LEE H & MARION B THOMPSON FOUN	01/04/2008	698		Deed		Conv/Unk

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Assessor Map



**First American Title™**

**Parcel ID: R558934**

**Site Address: Ns**

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## Aerial Map



*First American Title*™

### Parcel ID: R558934

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RECORDING REQUESTED BY:



115 N College St., Ste 2  
Newberg, OR 97132

AFTER RECORDING RETURN TO:

Order No.: 471821111745-MJH  
Schnitzer Properties Management, LLC  
1121 SW Salmon St. 5th Floor  
Portland, OR 97205

SEND TAX STATEMENTS TO:

Schnitzer Properties, LLC  
1121 SW Salmon Street, 5th Floor  
Portland, OR 97205

APN: R558916

R558925

R558934

Map: 2S134DD00100

2S134DD00200

2S134DD00300

10795 SW Tonquin Road, Sherwood, OR 97140

Washington County, Oregon

**2022-007027**

D-DW

Stn=4 A STROM

**01/28/2022 09:41:41 AM**

\$15.00 \$11.00 \$5.00 \$60.00 \$7,971.00

**\$8,062.00**

I, Joe Nelson, 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.

Joe Nelson, Director of Assessment and  
Taxation, Ex-Officio County Clerk

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### STATUTORY WARRANTY DEED

Lee H. and Marion B. Thompson Foundation, an oregon non-profit corporation, Grantor, conveys and warrants to Schnitzer Properties, LLC, an Oregon limited liability company, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Washington, State of Oregon:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS SEVEN MILLION NINE HUNDRED SEVENTY THOUSAND EIGHT HUNDRED NINETY AND NO/100 DOLLARS (\$7,970,890.00). (See ORS 93.030).

#### Subject to:

The Land has been classified as Farmland, as disclosed by the tax roll. If the Land becomes disqualified, said Land may be subject to additional taxes and/or penalties.

Account No.: R558916, R558925 and R558934

Rights of the public to any portion of the Land lying within the area commonly known as roads, streets and highways.

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

Granted to: Washington County  
Purpose: Slopes and Drainage  
Recording Date: March 4, 2016  
Recording No: 2016-016911  
Affects: Parcel II

Rights of tenants, as tenants only, in unrecorded leaseholds.

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.

# STATUTORY WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated January 21, 2022; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

Lee H. and Marion B. Thompson Foundation

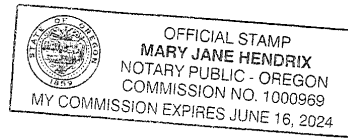
BY: [Signature]  
Roger A. Starr  
President

State of Oregon  
County of Washington

This instrument was acknowledged before me on Jan 21, 2022 by Roger A. Starr, as President for Lee H. and Marion B. Thompson Foundation.

[Signature]  
Notary Public - State of Oregon

My Commission Expires: 6/16/2024



## EXHIBIT A

Order No.: 471821111745

Parcel I:

All of Block 22, TONQUIN, in the County of Washington and State of Oregon.

EXCEPTING THEREFROM that portion deeded to Washington County by document recorded March 4, 2016 as document No. 2016-016913

Parcel II:

The East one-half of Block 29, TONQUIN, in the County of Washington and State of Oregon.

EXCEPTING THEREFROM that portion deeded to Washington County by document recorded March 4, 2016 as document No. 2016-016911

Parcel III:

The West one-half of Block 29, TONQUIN, in the County of Washington and State of Oregon.

EXCEPTING THEREFROM that portion deeded to Washington County by document recorded March 4, 2016 as document No. 2016-016912



# FIRST AMERICAN TITLE

# Property Research Report

**SUBJECT PROPERTY**

10880 SW Tonquin Rd

**Parcel #:** R558943

**Map & Taxlot #:** 2S134DD00450

**County:** Washington

**OWNER**

Schnitzer Properties LLC

**DATE PREPARED**

Date: 08/16/2024

**PREPARED BY**

[baspacio@firstam.com](mailto:baspacio@firstam.com)



*First American Title*

Customer Service Department

503.219.8746

[cs.oregon@firstam.com](mailto:cs.oregon@firstam.com)

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**First American Title™**

Customer Service Department  
503.219.8746  
cs.oregon@firstam.com  
Date: 08/16/2024

## OWNERSHIP INFORMATION

Owner: Schnitzer Properties LLC

Parcel #: R558943

CoOwner:

Ref Parcel #: 2S134DD00450

Site: 10880 SW Tonquin Rd Sherwood OR 97140

TRS: 02S / 01W / 34 / SE

Mail: 1121 SW Salmon St Fl 5th Ste 500 Portland OR 97205

County: Washington

## PROPERTY DESCRIPTION

Map Grid: 715-C1

Census Tract: 032110 Block: 1015

Neighborhood: CPO5S1 - Cpo 5 Sherwood-Tualatin S1

School Dist: 88J Sherwood

Impr Type: G - General Improvements

Subdiv/Plat:

Land Use: 2300

Std Land Use: IMSC - Industrial Miscellaneous

Zoning: Tualatin-BCE - Basalt Creek Employment

Lat/Lon: 45.34740262 / -122.78949454

Watershed: Abernethy Creek-Willamette River

Legal: ACRES 3.59, LAND HOOK

## ASSESSMENT AND TAXATION

Market Land: \$1,161,780.00

Market Impr: \$1,000.00

Market Total: \$1,162,780.00 (2023)

% Improved: 0.00%

Assessed Total: \$160,580.00 (2023)

Levy Code: 88.49

Tax: \$2,640.01 (2023)

Millage Rate: 16.4404

Exemption:

Exemption Type:

## PROPERTY CHARACTERISTICS

Bedrooms: 3

Total SqFt: 1,296 SqFt

Year Built: 1992

Baths, Total: 2

First Floor: 1,296 SqFt

Eff Year Built:

Baths, Full:

Second Floor:

Lot Size Ac: 3.59 Acres

Baths, Half:

Basement Fin:

Lot Size SF: 156,380 SqFt

Total Units:

Basement Unfin:

Lot Width:

# Stories:

Basement Total:

Lot Depth:

# Fireplaces:

Attic Fin:

Roof Material: Composition  
Shingle

Cooling:

Attic Unfin:

Roof Shape:

Heating: Forced Air

Attic Total:

Ext Walls: Wood

Building Style:

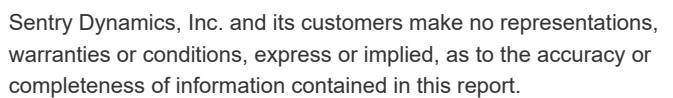
Garage:

Const Type: Wood

## SALES AND LOAN INFORMATION

Owner	Date	Doc #	Sale Price	Deed Type	Loan Amt	Loan Type
SCHNITZER PROPERTIES LLC	03/31/2023	12931	\$2,007,215.00	Deed		Conv/Unk
BASALT INDUSTRIAL LLC	12/24/2020	133175	\$1,200,000.00	Deed		Conv/Unk
RECORD OWNER	06/23/1994	60569		Deed		Conv/Unk
JIRI LITERA	06/23/1994	60570		Deed	\$50,000.00	Conventional
RECORD OWNER	05/08/1990	22929	\$45,000.00	Deed		Conv/Unk
LITERA,JIRI & JANA	04/30/1990		\$45,000.00	Deed		Conv/Unk

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[illegible]

Aerial Map



*First American Title*™

**Parcel ID: R558943**

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RECORDING REQUESTED BY:



111 SW Columbia St., Ste 1000  
Portland, OR 97201

GRANTOR'S NAME:

Basalt Industrial, LLC, an Oregon limited liability company and A.  
R. Vial Associates, P.C., an Oregon Domestic Professional  
Corporation

GRANTEE'S NAME:

Schnitzer Properties, LLC, an Oregon limited liability company

AFTER RECORDING RETURN TO:

Order No.: 36262201206-AS

Schnitzer Properties, LLC, an Oregon limited liability company  
1121 SW Salmon Street, Suite 500  
Portland, OR 97205

SEND TAX STATEMENTS TO:

Schnitzer Properties, LLC, an Oregon limited liability company  
1121 SW Salmon Street, Suite 500  
Portland, OR 97205

Map: 2S134DD00450  
2S134DD00451  
2S134DD00452

10880 SW Tonquin Rd, Sherwood, OR 97140

Washington County, Oregon

2023-012931

D-DW

Stn=19 S GALLARDO

03/31/2023 12:21:29 PM

\$20.00 \$11.00 \$5.00 \$60.00 \$2,008.00

\$2,104.00

I, Joe Nelson, 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.

Joe Nelson, Director of Assessment and  
Taxation, Ex-Officio County Clerk

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Basalt Industrial, LLC, an Oregon limited liability company and A. R. Vial Associates, P.C., an Oregon Domestic Professional Corporation, Grantor, conveys and warrants to Schnitzer Properties, LLC, an Oregon limited liability company, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Washington, State of Oregon:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS TWO MILLION SEVEN THOUSAND TWO HUNDRED FIFTEEN AND NO/100 DOLLARS (\$2,007,215.00). (See ORS 93.030).

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

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.

Recorded by TICOR TITLE 3/31/2023

# STATUTORY WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated 28 March 2023; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

Basalt Industrial, LLC, an Oregon limited liability company

[Signature]  
By: A. Nicolas Vial, Member and Authorized Signatory

A. R. Vial Associates, P.C., an Oregon Domestic Professional Corporation

By: A.R. Vial  
Its: [Signature]

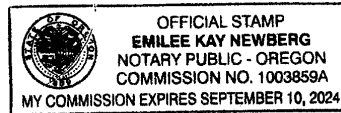
State of Oregon  
County of Clatsop

This instrument was acknowledged before me on 28 March 2023 by

A. Nicolas Vial as Member and Authorized Signatory of  
Basalt Industrial, LLC.

[Signature]  
Notary Public - State of Oregon

My Commission Expires: 9/10/2024



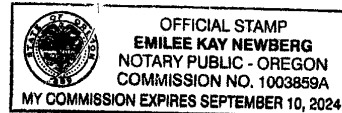
State of Oregon  
County of Clatsop

This instrument was acknowledged before me on 28 March 2023 by

A.R. Vial as President of  
A.R. Vial Associates, P.C.

[Signature]  
Notary Public - State of Oregon

My Commission Expires: 9/10/2024



**EXHIBIT "A"**  
Legal Description

The West half of Block 23, TONQUIN, in the County of Washington and State of Oregon.

EXCEPTING portion lying within S.W. Tonquin Road (County Road No. 486).

EXCEPTING THEREFROM that portion taken by the United States of America in Final Judgment in Condemnation, filed April 21, 1941 in the District Court of the United States for the District of Oregon (United States vs L. Semler, et al), a copy of which was recorded on April 24, 1941 in Book 198, page 394, Records of Washington County, Oregon.

ALSO FURTHER EXCEPTING THEREFROM that portion conveyed to Washington County, a political subdivision of the State of Oregon for public roads (S.W. Basalt Creek Road and a portion of S.W. Tonquin Road) as described in Dedication Deed recorded July 17, 2015, Recording No. 2015-059499, as re-recorded December 11, 2015, Recording No. 2015-101754.

**EXHIBIT "B"**  
Exceptions

**Subject to:**

1. Waiver of Remonstrance and Consent to Local Improvement District:  
  
Purpose: Customarily (commonly) accepted Farm or Forestry Practices  
Recording Date: July 15, 1991  
Recording No.: 91037801
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Washington County  
Purpose: Slopes  
Recording Date: July 17, 2015  
Recording No: 2015-059499  
  
Re-Recording Date: December 11, 2015  
Re-Recording No: 2015-101754
3. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,  
  
Job No.: 20224986  
Dated: March 15, 2022  
Prepared by: Michael A. Hoffmann of TERRAMARK  
Matters shown:  
  
Wire Fence extends into the property on the South boundary



# FIRST AMERICAN TITLE

# Property Research Report

**SUBJECT PROPERTY**

10800 SW Tonquin Rd

**Parcel #:** R558952

**Map & Taxlot #:** 2S134DD00500

**County:** Washington

**OWNER**

Schnitzer Properties LLC

**DATE PREPARED**

Date: 08/16/2024

**PREPARED BY**

[baspacio@firstam.com](mailto:baspacio@firstam.com)



*First American Title*

Customer Service Department

503.219.8746

[cs.oregon@firstam.com](mailto:cs.oregon@firstam.com)

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**First American Title™**

Customer Service Department  
503.219.8746  
cs.oregon@firstam.com  
Date: 08/16/2024

### OWNERSHIP INFORMATION

Owner: Schnitzer Properties LLC

CoOwner:

Site: 10800 SW Tonquin Rd Sherwood OR 97140

Mail: 1121 SW Salmon St Fl 5th Ste 500 Portland OR 97205

Parcel #: R558952

Ref Parcel #: 2S134DD00500

TRS: 02S / 01W / 34 / SE

County: Washington

### PROPERTY DESCRIPTION

Map Grid: 715-C1

Census Tract: 032110 Block: 1015

Neighborhood: CPO5S1 - Cpo 5 Sherwood-Tualatin S1

School Dist: 88J Sherwood

Impr Type: G - General Improvements

Subdiv/Plat: Tonquin

Land Use: 2310 - Commercial In Industrial Zone Improved

Std Land Use: CMSC - Commercial Miscellaneous

Zoning: Tualatin-BCE - Basalt Creek Employment

Lat/Lon: 45.34737086 / -122.78820425

Watershed: Abernethy Creek-Willamette River

Legal: TONQUIN, LOT PT 23, ACRES 3.79, POTENTIAL  
ADD'L TAX LIABILITY

### ASSESSMENT AND TAXATION

Market Land: \$526,200.00

Market Impr: \$142,930.00

Market Total: \$1,549,990.00 (2023)

% Improved: 9.00%

Assessed Total: \$230,610.00 (2023)

Levy Code: 88.49

Tax: \$3,791.34 (2023)

Millage Rate: 16.4404

Exemption:

Exemption Type:

## PROPERTY CHARACTERISTICS

Bedrooms:	Total SqFt: 1,755 SqFt	Year Built: 1978
Baths, Total:	First Floor:	Eff Year Built:
Baths, Full:	Second Floor: 1,755 SqFt	Lot Size Ac: 3.79 Acres
Baths, Half:	Basement Fin:	Lot Size SF: 165,092 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:
Building Style:	Garage:	Const Type:

## SALES AND LOAN INFORMATION

Owner	Date	Doc #	Sale Price	Deed Type	Loan Amt	Loan Type
SCHNITZER PROPS LLC	06/29/2022	42704	\$1,750,000.00	Deed		Conv/Unk
DUMONT LLC	03/13/2020	21595	\$1,050,000.00	Deed	\$1,050,000.00	Conventional
JARED J SUMMERS	07/24/2009	68086		Deed		Conv/Unk
JARED J SUMMERS	07/20/2009	66023		Deed		Conv/Unk
SUMMERS RACHEL FAMILY TRUST	09/22/2006	113491		Deed		Conv/Unk
RECORD OWNER	01/23/2006	8356		Deed		Conv/Unk
SUMMERS,JARED J & LYNNETTE	11/08/2004	0000128335		Deed Of Trust	\$30,000.00	Conv/Unk
JARED J SUMMERS	04/21/2003	61701		Deed	\$72,000.00	Conventional
SUMMERS BRADLEY B & RACHEL TRUST	06/03/2002	63505		Deed		Conv/Unk
BRADLEY R SUMMERS	05/09/1994	45155		Deed	\$65,000.00	Conventional
JARED SUMMERS			\$38,526.00	Deed		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.

This map displays several land parcels in Tonquin, Oregon. The central focus is a large yellow parcel labeled '500' with an area of 3.79 AC, marked with a red star. To its left is another yellow parcel labeled '450' (3.59 AC), and to its right is a yellow parcel labeled '650' (7.42 AC). Below these are two smaller yellow parcels labeled '452' (2.7 AC) and '451' (1.67 AC). A grey area at the bottom is labeled 'BONNEVILLE'. The map includes 'TONQUIN ROAD' at the top and 'BASALT CREEK' at the bottom. Various lot numbers (e.g., 23, 28) and acreages are indicated throughout the map.



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.

## Aerial Map



*First American Title*™

### Parcel ID: R558952

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.

Washington County, Oregon	<b>2022-042704</b>
<b>D-DW</b>	<b>06/29/2022 01:31:08 PM</b>
Stn=2 S AKINS	
\$15.00 \$11.00 \$5.00 \$60.00 \$1,750.00	<b>\$1,841.00</b>
I, Joe Nelson, 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.	
Joe Nelson, Director of Assessment and Taxation, Ex-Officio County Clerk	

THIS SPACE RESERVE

After recording return to:

Schnitzer Properties, LLC  
1121 SW Salmon St., 5th Floor  
Portland, OR 97205  
Attn: Rob Mecklenborg

Until a change is requested all tax statements shall be sent to the following address:

Schnitzer Properties, LLC  
1121 SW Salmon St., 5th Floor  
Portland, OR 97205

Recorded by TICOR TITLE 36862801400

### STATUTORY SPECIAL WARRANTY DEED

DUMONT LLC, an Oregon limited liability company, Grantor, conveys and specially warrants to SCHNITZER PROPERTIES, LLC, an Oregon limited liability company, Grantee, the following described real property free of encumbrances created or suffered by the Grantor except as specifically set forth herein:

**LEGAL DESCRIPTION:** Real property in the County of Washington, State of Oregon, described as follows:

See Exhibit A attached hereto for legal description.

This property is free from liens and encumbrances, EXCEPT: 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.

The true consideration for this conveyance is \$1,750,000.00. (Here comply with requirements of ORS 93.030)

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 this 27 day of June, 2022.

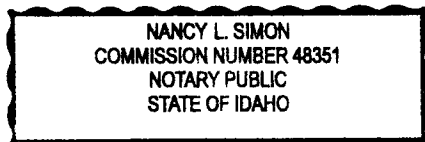
Dumont LLC,  
an Oregon limited liability company

By: Norman Russell  
Norman Russell, Manager

STATE OF Idaho )  
COUNTY OF Kootenai )ss

This record was acknowledged before me on this 27 day of June, 2022 by Norman Russell, proven to me to be the Manager of Dumont LLC, an Oregon limited liability company.

Notary Public for: Nancy L. Simon  
My commission expires: 10/16/24



**EXHIBIT A**  
**Legal Description**

The East one-half of Block 23, TONQUIN, in the County of Washington and State of Oregon.

EXCEPTING THEREFROM the North 20 feet lying in S.W. Tonquin Road.

ALSO EXCEPTING THEREFROM that portion conveyed to Washington County, a political subdivision of the State of Oregon by Deed recorded October 30, 2015, Recording No. 2015-091213, as re-recorded December 11, 2015, Recording No. 2015-101755.

FURTHER EXCEPTING THEREFROM that portion taken for S.W. Tonquin Road and S.W. Basalt Creek Road described in Dedication Deed to Washington County, a political subdivision of the State of Oregon, recorded October 30, 2015, Recording No. 2015-091214, as re-recorded December 11, 2015, Recording No. 2015-101756.

Tax Account No.: R558952

Tax Map No.: 2S134DD0500



# FIRST AMERICAN TITLE

# Property Research Report

**SUBJECT PROPERTY**

11080 SW Tonquin Loop

**Parcel #:** R559318

**Map & Taxlot #:** 2S134DB03000

**County:** Washington

**OWNER**

Schnitzer Properties LLC

**DATE PREPARED**

Date: 08/21/2024

**PREPARED BY**

rrizo@firstam.com



*First American Title*

Customer Service Department

503.219.8746

cs.oregon@firstam.com

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All rights reserved. | NYSE: FAF | 39203000418

IMPORTANT – READ CAREFULLY: THIS REPORT IS NOT AN INSURED PRODUCT OR SERVICE OR A REPRESENTATION OF THE CONDITION OF TITLE TO REAL PROPERTY. IT IS NOT AN ABSTRACT, LEGAL OPINION, OPINION OF TITLE, TITLE INSURANCE COMMITMENT OR PRELIMINARY REPORT, OR ANY FORM OF TITLE INSURANCE OR GUARANTY. THIS REPORT IS ISSUED EXCLUSIVELY FOR THE BENEFIT OF THE APPLICANT THEREFOR, AND MAY NOT BE USED OR RELIED UPON BY ANY OTHER PERSON. THIS REPORT MAY NOT BE REPRODUCED IN ANY MANNER WITHOUT FIRST AMERICAN'S PRIOR WRITTEN CONSENT. FIRST AMERICAN DOES NOT REPRESENT OR WARRANT THAT THE INFORMATION HEREIN IS COMPLETE OR FREE FROM ERROR, AND THE INFORMATION HEREIN IS PROVIDED WITHOUT ANY WARRANTIES OF ANY KIND, AS-IS, AND WITH ALL FAULTS. AS A MATERIAL PART OF THE CONSIDERATION GIVEN IN EXCHANGE FOR THE ISSUANCE OF THIS REPORT, RECIPIENT AGREES THAT FIRST AMERICAN'S SOLE LIABILITY FOR ANY LOSS OR DAMAGE CAUSED BY AN ERROR OR OMISSION DUE TO INACCURATE INFORMATION OR NEGLIGENCE IN PREPARING THIS REPORT SHALL BE LIMITED TO THE FEE CHARGED FOR THE REPORT, IF ANY. RECIPIENT ACCEPTS THIS REPORT WITH THIS LIMITATION AND AGREES THAT FIRST AMERICAN WOULD NOT HAVE ISSUED THIS REPORT BUT FOR THE LIMITATION OF LIABILITY DESCRIBED ABOVE. FIRST AMERICAN MAKES NO REPRESENTATION OR WARRANTY AS TO THE LEGALITY OR PROPRIETY OF RECIPIENT'S USE OF THE INFORMATION HEREIN.



**First American Title**

Customer Service Department  
503.219.8746  
cs.oregon@firstam.com  
Date: 08/21/2024

### OWNERSHIP INFORMATION

Owner: Schnitzer Properties LLC  
CoOwner:

Site: 11080 SW Tonquin Loop Sherwood OR 97140  
Mail: 1121 SW Salmon St Ste 500 Portland OR 97205

Parcel #: R559318  
Ref Parcel #: 2S134DB03000  
TRS: 02S / 01W / 34 / SE  
County: Washington

### PROPERTY DESCRIPTION

Map Grid: 715-C1  
Census Tract: 032110 Block: 1016  
Neighborhood: CPO5S1 - Cpo 5 Sherwood-Tualatin S1  
School Dist: 88J Sherwood  
Impr Type: R1 - Residence Single Family  
Subdiv/Plat: Tonquin  
Land Use: 2310 - Commercial In Industrial Zone Improved  
Std Land Use: RSFR - Single Family Residence  
Zoning: Tualatin-BCE - Basalt Creek Employment  
Lat/Lon: 45.3508367 / -122.79078704  
Watershed: Abernethy Creek-Willamette River  
Legal: TONQUIN, LOT PT 18, ACRES 4.85

### ASSESSMENT AND TAXATION

Market Land: \$2,045,540.00  
Market Impr: \$135,000.00  
Market Total: \$2,180,540.00 (2023)  
% Improved: 6.00%  
Assessed Total: \$305,120.00 (2023)  
Levy Code: 88.49  
Tax: \$5,016.28 (2023)  
Millage Rate: 16.4404  
Exemption:  
Exemption Type:

### PROPERTY CHARACTERISTICS

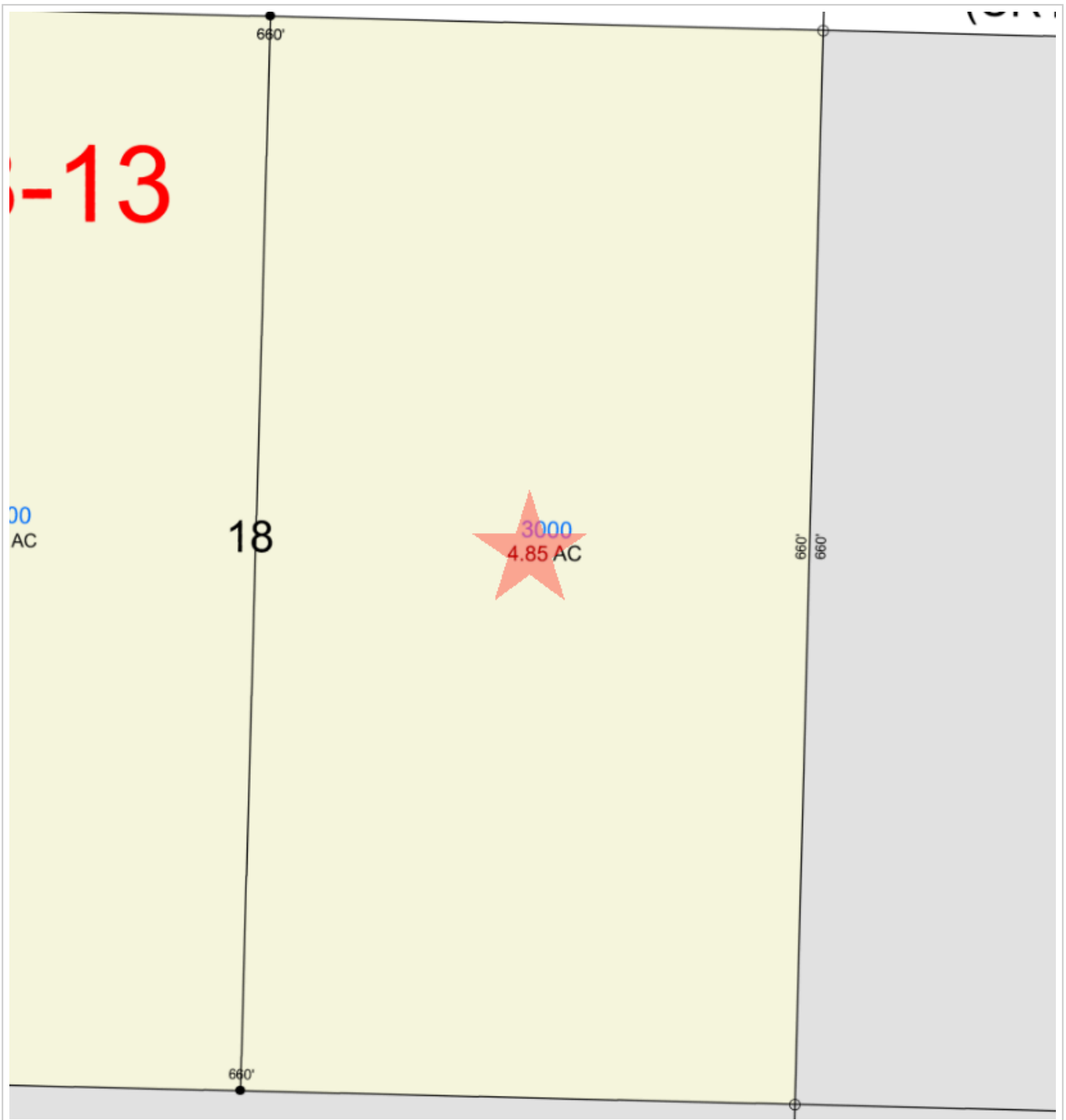
Bedrooms: 2	Total SqFt: 1,518 SqFt	Year Built: 1980
Baths, Total: 2	First Floor: 1,278 SqFt	Eff Year Built:
Baths, Full:	Second Floor:	Lot Size Ac: 4.85 Acres
Baths, Half:	Basement Fin: 240 SqFt	Lot Size SF: 211,266 SqFt
Total Units:	Basement Unfin:	Lot Width:
# Stories:	Basement Total: 240 SqFt	Lot Depth:
# Fireplaces:	Attic Fin:	Roof Material: Composition
Cooling:	Attic Unfin:	Roof Shape:
Heating: Forced Air	Attic Total:	Ext Walls: Wood Sheathing
Building Style: RS0 - Single Family	Garage: Carport 506 SqFt	Const Type: Wood

### SALES AND LOAN INFORMATION

Owner	Date	Doc #	Sale Price	Deed Type	Loan Amt	Loan Type
SCHNITZER PROPERTIES LLC	11/15/2022	67571	\$2,535,192.00	Deed		Conv/Unk
CATALDO, MICHAEL C	07/14/2014	0000042347		Deed Of Trust	\$24,900.00	Conv/Unk
MICHAEL C CATALDO	04/09/2002	41834	\$56,500.00	Deed		Conv/Unk
MICHAEL C CATALDO	02/06/2002	14583		Deed	\$42,250.00	Conventional
	05/01/1986		\$56,500.00	Deed		Conv/Unk
OREGON STATE OF DEPT OF VETS AF			\$56,500.00	Deed		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.

Assessor Map



*First American Title*

**Parcel ID: R559318**

**Site Address: 11080 SW Tonquin Loop**

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## Aerial Map



*First American Title*

### Parcel ID: R559318

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.

RECORDING REQUESTED BY:



111 SW Columbia St., Ste 1000  
Portland, OR 97201

GRANTOR'S NAME:

Michael C. Cataldo and Joanne M. Fairchild-Cataldo

GRANTEE'S NAME:

Schnitzer Properties, LLC, an Oregon limited liability company

AFTER RECORDING RETURN TO:

Schnitzer Properties, LLC, an Oregon limited liability company  
1121 SW Salmon Street, Suite 500  
Portland, OR 97205

SEND TAX STATEMENTS TO:

Schnitzer Properties, LLC, an Oregon limited liability company  
1121 SW Salmon Street, Suite 500  
Portland, OR 97205

R559318 and 2S134DB03000  
11080 SW Tonquin Loop, Sherwood, OR 97140

Washington County, Oregon

2022-067571

D-DW

Stn=6 M FERNANDES

11/15/2022 10:30:41 AM

\$10.00 \$11.00 \$5.00 \$60.00 \$2,536.00

\$2,622.00

I, Joe Nelson, 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.

Joe Nelson, Director of Assessment and  
Taxation, Ex-Officio County Clerk

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED - STATUTORY FORM

(INDIVIDUAL or CORPORATION)

Michael C. Cataldo and Joanne M. Fairchild-Cataldo, Grantor, conveys and specially warrants to **Schnitzer Properties, LLC, an Oregon limited liability company**, Grantee, the following described real property free and clear of encumbrances created or suffered by the grantor except as specifically set forth below:

The East one-half of Block 18, TONQUIN, in the County of Washington and State of Oregon.

The true consideration for this conveyance is Two Million Five Hundred Thirty-Five Thousand One Hundred Ninety-Two And No/100 Dollars **(\$2,535,192.00)**.

Subject to:

Taxes, including current year, have been assessed with an exemption. If the exempt status is terminated under the statute prior to the date on which the assessment roll becomes the tax roll in the year in which said taxes were assessed, an additional tax may be levied.

Exemption: DV2 - Disabled Veteran  
Tax Account No.: R559318

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.

Recorded by TICOR TITLE 36262204277

**SPECIAL WARRANTY DEED - STATUTORY FORM**

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: November 15, 2022

Michael C. Cataldo  
Michael C. Cataldo

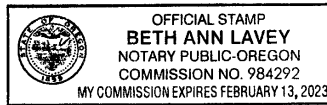
Joanne M. Fairchild-Cataldo  
Joanne M. Fairchild-Cataldo

State of OR  
County of Multnomah

This instrument was acknowledged before me on 11/14/22 by Michael C. Cataldo.

Beth Ann Lavey  
Notary Public - State of Oregon

My Commission Expires: 2/13/23



State of OR  
County of Multnomah

This instrument was acknowledged before me on 11/14/22 by Joanne M. Fairchild-Cataldo.

Beth Ann Lavey  
Notary Public - State of Oregon

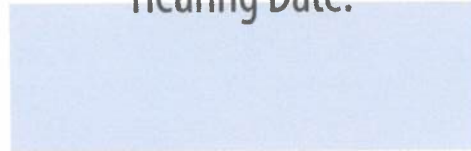
My Commission Expires: 2/13/23



## CERTIFICATION OF SIGN POSTING



Hearing Date:



FOR MORE INFORMATION:


**TUALATIN.GOV/PROJECTS**

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.

---

As the consultant for the Annexation in the Basalt Creek Planning Area project, I hereby certify that on this day, 04/10/2025 sign(s) was/were posted on the subject property in accordance with the requirements of the Tualatin Development Code and the Community Development Division.

Consultant's Name: CONNOR THEODORE HUSKE  
(Please Print)

Consultant's Signature: 

Date: 04/10/2025

**AKS ENGINEERING & FORESTRY**

12965 SW Herman Road, Suite 100, Tualatin, OR 97062

P: (503) 563-6151

F: (503) 563-6152

AKS Job #9720

**EXHIBIT A**

## City of Tualatin Annexation

A tract of land and portions of rights-of-way, located in the Southeast One-Quarter of Section 34, and the Southwest One-Quarter of Section 35, Township 2 South, Range 1 West, Willamette Meridian, Washington County, Oregon, and being more particularly described as follows:

Beginning at the southwest corner of "Victoria Gardens", recorded as Document Number 2006-038778, Washington County Records, also being on the easterly right-of-way line of SW Graham's Ferry Road (20.00 feet from centerline) and the City of Tualatin city limits line; thence leaving said city limits line along said easterly right-of-way line, South  $16^{\circ}42'09''$  West 713.61 feet; thence continuing along said easterly right-of-way line on a curve to the left with a Radius of 1412.39 feet, a Central Angle of  $08^{\circ}22'45''$ , an Arc Length of 206.56 feet, and a Chord of South  $12^{\circ}30'46''$  West 206.37 feet to the south line of Document Number 95017311, Washington County Records; thence continuing along said easterly right-of-way line (variable width from centerline), South  $88^{\circ}36'56''$  East 17.13 feet; thence continuing along said easterly right-of-way line on a non-tangent curve to the left (with a radial bearing of South  $81^{\circ}35'30''$  East) with a Radius of 1395.39 feet, a Central Angle of  $06^{\circ}49'18''$ , an Arc Length of 166.14 feet, and a Chord of South  $04^{\circ}59'50''$  West 166.04 feet; thence continuing along said easterly right-of-way line, South  $01^{\circ}35'11''$  West 1155.48 feet to the easterly extension of the centerline of SW Basalt Creek Road; thence along said easterly extension and said centerline of SW Basalt Creek Road, North  $88^{\circ}49'44''$  West 102.00 feet; thence continuing along said centerline on a curve to the right with a Radius of 3000.00 feet, a Central Angle of  $11^{\circ}30'44''$ , an Arc Length of 602.78 feet, and a Chord of North  $83^{\circ}04'22''$  West 601.77 feet; thence continuing along said centerline on a reverse curve to the left with a Radius of 2725.00 feet, a Central Angle of  $12^{\circ}38'06''$ , an Arc Length of 600.92 feet, and a Chord of North  $83^{\circ}38'03''$  West 599.71 feet to the northeasterly line of a 100.00 foot wide Bonneville Power Administration Line; thence along said northeasterly line, North  $42^{\circ}56'52''$  West 82.04 feet to the east line of Document Number 2020-059197, Washington County Records; thence along said east line, North  $01^{\circ}34'32''$  East 452.52 feet to the south right-of-way line of SW Tonquin Road (37.00 feet from centerline), also being Reference Point 'A'; thence leaving said south right-of-way line along the southerly extension of the east line of Document Number 2018-020023, Washington County Records, and the east line of said Deed and the east line of Document Number 2016-104160, Washington County Records, North  $01^{\circ}34'32''$  East 696.89 feet to the northeast corner of said Document Number 2016-104160; thence along the north line of said deed, North  $88^{\circ}36'56''$  West 329.94 feet to the east line of Document Number 2016-042425, Washington County Records; thence along said east line and the northerly extension thereof, North  $01^{\circ}32'32''$  East 679.47 feet to the north right-of-way line of SW Tonquin Loop (20.00 feet from centerline); thence along said north right-of-way line, South  $88^{\circ}34'54''$  East 1805.18 feet to the westerly right-of-way line of SW Graham's Ferry Road (20.00 feet from centerline), also being Reference Point 'B'; thence along said westerly right-of-way line, North  $16^{\circ}42'09''$  East 223.60 feet to the westerly extension of the south line of said "Victoria Gardens"; thence along said westerly extension, South  $88^{\circ}34'54''$  East 41.46 feet to the Point of Beginning.

Excepting therefrom;

Parcel 1

Commencing at the aforementioned Reference Point 'A', also being on the south right-of-way line of SW Tonquin Road (37.00 feet from centerline); thence along said south right-of-way line, South 88°39'47" East 660.70 feet to the east line of Document Number 2020-021595, Washington County Records, and the Point of Beginning; thence continuing along said south right-of-way line, South 88°39'47" East 566.46 feet to the west right-of-way line of SW Graham's Ferry Road (variable width from centerline); thence along said west right-of-way line, South 26°25'00" East 66.53 feet; thence continuing along said west right-of-way line (61.00 feet from centerline), South 01°35'11" West 469.83 feet; thence continuing along said west right-of-way line (variable width from centerline), South 50°31'19" West 49.94 feet to the north right-of-way line of SW Basalt Creek Road (61.00 feet from centerline); thence along said north right-of-way line on a non-tangent curve to the right (with a radial bearing of North 01°49'07" East) with a Radius of 2939.00 feet, a Central Angle of 10°51'53", an Arc Length of 557.31 feet, and a Chord of North 82°44'57" West 556.48 feet; thence continuing along said north right-of-way line (variable width from centerline), South 12°41'00" West 24.00 feet; thence continuing along said north right-of-way line (37.00 feet from centerline) on a non-tangent curve to the left (with a radial bearing of South 12°41'00" West) with a Radius of 2762.00 feet, a Central Angle of 00°03'42", an Arc Length of 2.97 feet, and a Chord of North 77°20'51" West 2.97 feet to the east line of said Document Number 2020-021595; thence along said east line, North 01°43'21" East 526.96 feet to the Point of Beginning.

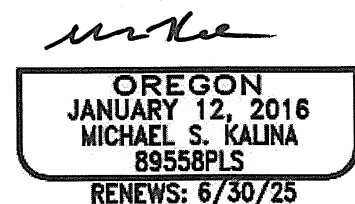
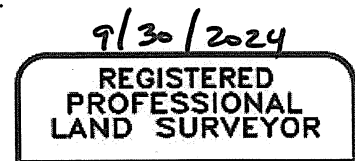
Excepting therefrom;

Parcel 2

Commencing at the aforementioned Reference Point 'B', also being the intersection of the north right-of-way line of SW Tonquin Loop (20.00 feet from centerline) and the westerly right-of-way line of SW Graham's Ferry Road (20.00 feet from centerline); thence along said westerly right-of-way line, South 16°42'09" West 41.47 feet to the south right-of-way line of SW Tonquin Loop (20.00 feet from centerline), and the Point of Beginning; thence continuing along said westerly right-of-way line, South 16°42'09" West 437.61 feet; thence continuing along said westerly right-of-way line on a curve to the left with a Radius of 1452.39 feet, a Central Angle of 08°42'06", an Arc Length of 220.58 feet, and a Chord of South 12°21'06" West 220.37 feet to the south line of Document Number 2020-016104, Washington County Records; thence along said south line, North 88°36'56" West 248.09 feet to the east line of Document Number 91-034487, Washington County Records; thence along said east line, North 01°35'11" East 638.65 feet to the south right-of-way line of said SW Tonquin Loop; thence along said south right-of-way line, South 88°34'54" East 403.37 feet to the Point of Beginning.

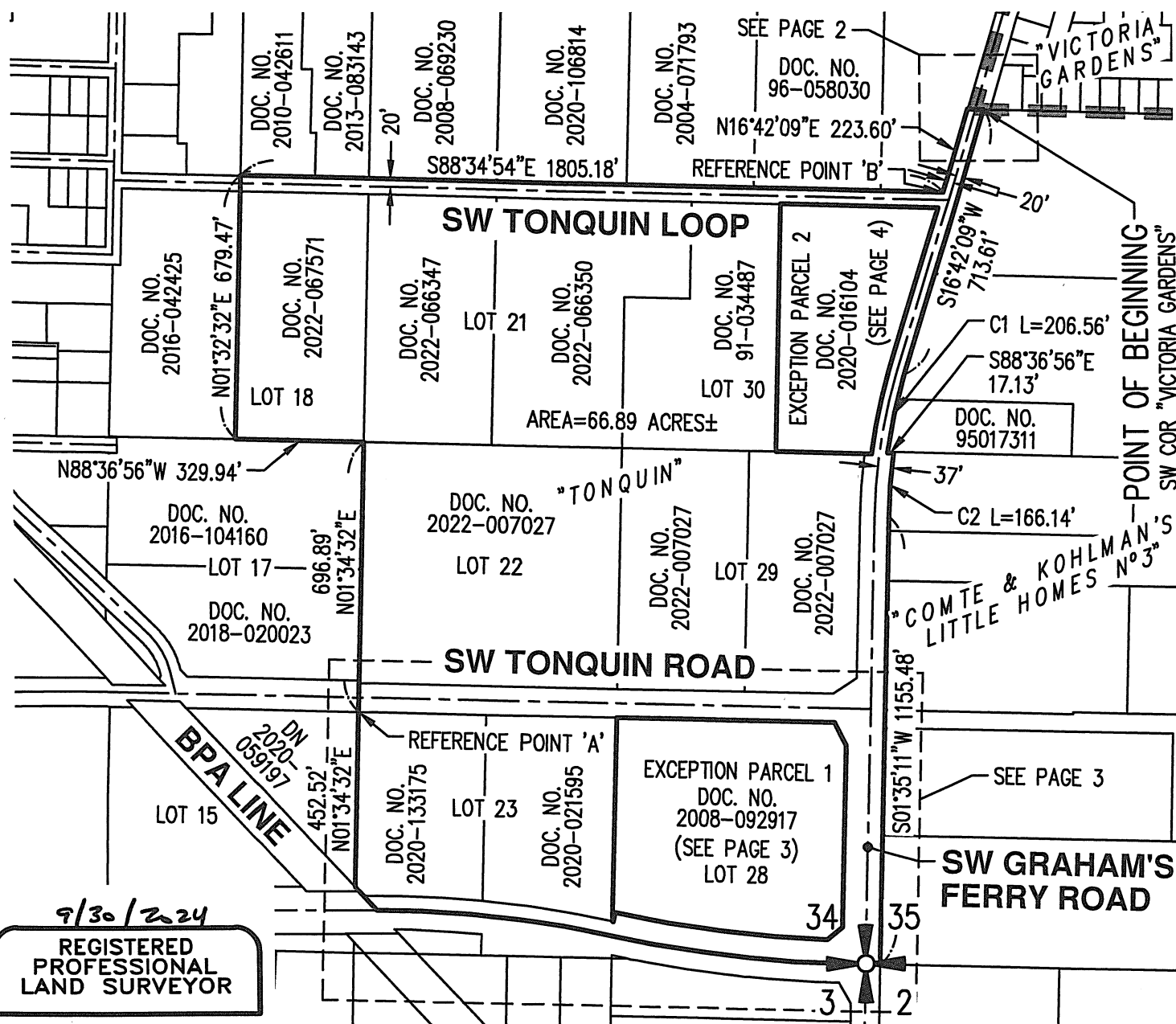
The above described tract of land contains 54.79 acres, more or less.

Bearings for this description are based on State Plane Grid bearing, Oregon State Plane, North Zone 3601, NAD83(2011) Epoch: 2010.0000. Distances shown are International Foot ground values.



**EXHIBIT B**

A TRACT OF LAND AND PORTIONS OF RIGHTS-OF-WAY,  
LOCATED IN THE SOUTHEAST 1/4 OF SECTION 34, AND  
THE SOUTHWEST 1/4 OF SECTION 35,  
TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN,  
WASHINGTON COUNTY, OREGON



9/30/2024

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

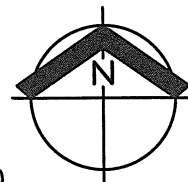
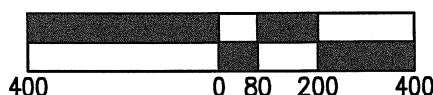
OREGON  
JANUARY 12, 2016  
MICHAEL S. KALINA  
89558PLS

RENEWS: 6/30/25

SEE PAGE 5 FOR CURVE DATA

TOTAL AREA=54.79 ACRES±

SCALE: 1"= 400 FEET

**LEGEND**

--- CITY OF TUALATIN  
CITY LIMITS LINE

AKS ENGINEERING & FORESTRY, LLC  
12965 SW HERMAN RD, STE 100  
TUALATIN, OR 97062  
503.563.6151 WWW.AKS-ENG.COM

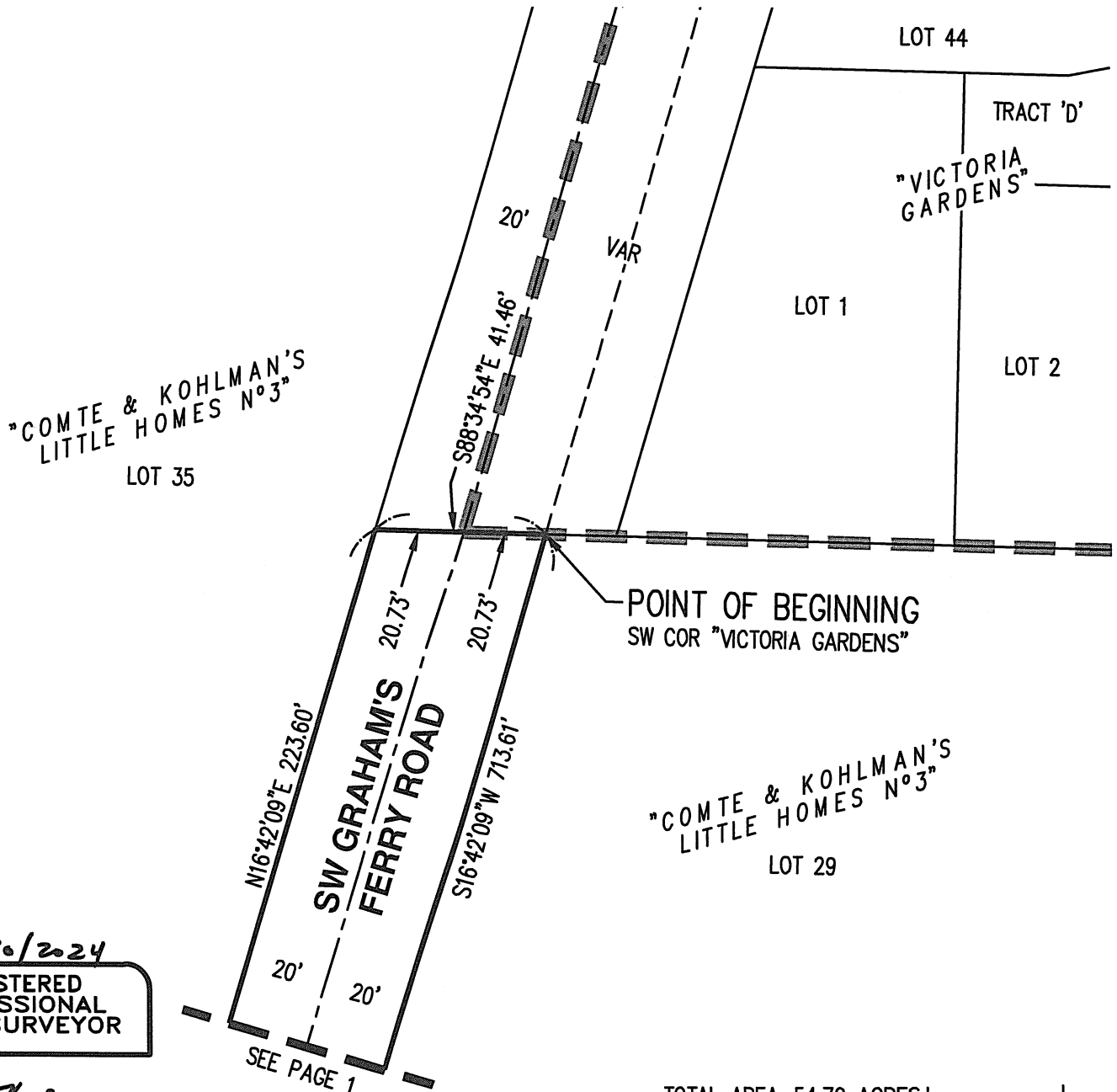


CITY OF TUALATIN ANNEXATION

DRWN: WCB	CHKD: MSK
AKS JOB: 9720	EXHIBIT B

# EXHIBIT B

A TRACT OF LAND AND PORTIONS OF RIGHTS-OF-WAY,  
LOCATED IN THE SOUTHEAST 1/4 OF SECTION 34, AND  
THE SOUTHWEST 1/4 OF SECTION 35,  
TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN,  
WASHINGTON COUNTY, OREGON



9/30/2024

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JANUARY 12, 2016  
MICHAEL S. KALINA  
89558PLS

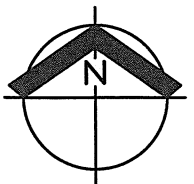
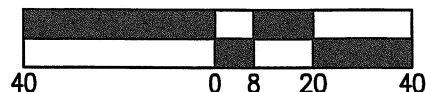
RENEW: 6/30/25

## LEGEND

CITY OF TUALATIN  
CITY LIMITS LINE

TOTAL AREA=54.79 ACRES±

SCALE: 1"= 40 FEET



AKS ENGINEERING & FORESTRY, LLC  
12965 SW HERMAN RD, STE 100  
TUALATIN, OR 97062  
503.563.6151 WWW.AKS-ENG.COM

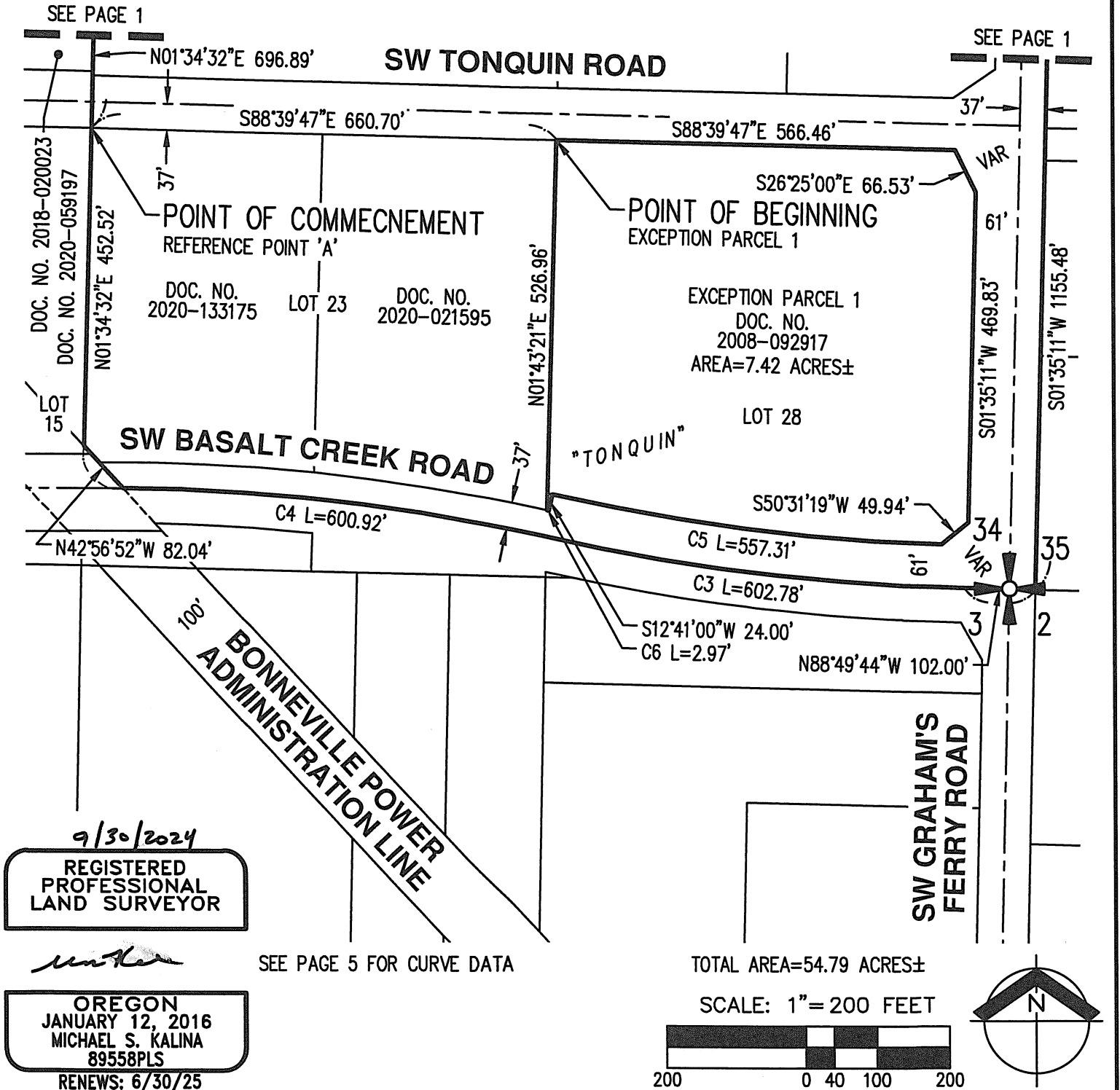


CITY OF TUALATIN ANNEXATION

DRWN: WCB	CHKD: MSK
AKS JOB: 9720	EXHIBIT B

# EXHIBIT B

A TRACT OF LAND AND PORTIONS OF RIGHTS-OF-WAY,  
LOCATED IN THE SOUTHEAST 1/4 OF SECTION 34, AND  
THE SOUTHWEST 1/4 OF SECTION 35,  
TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN,  
WASHINGTON COUNTY, OREGON



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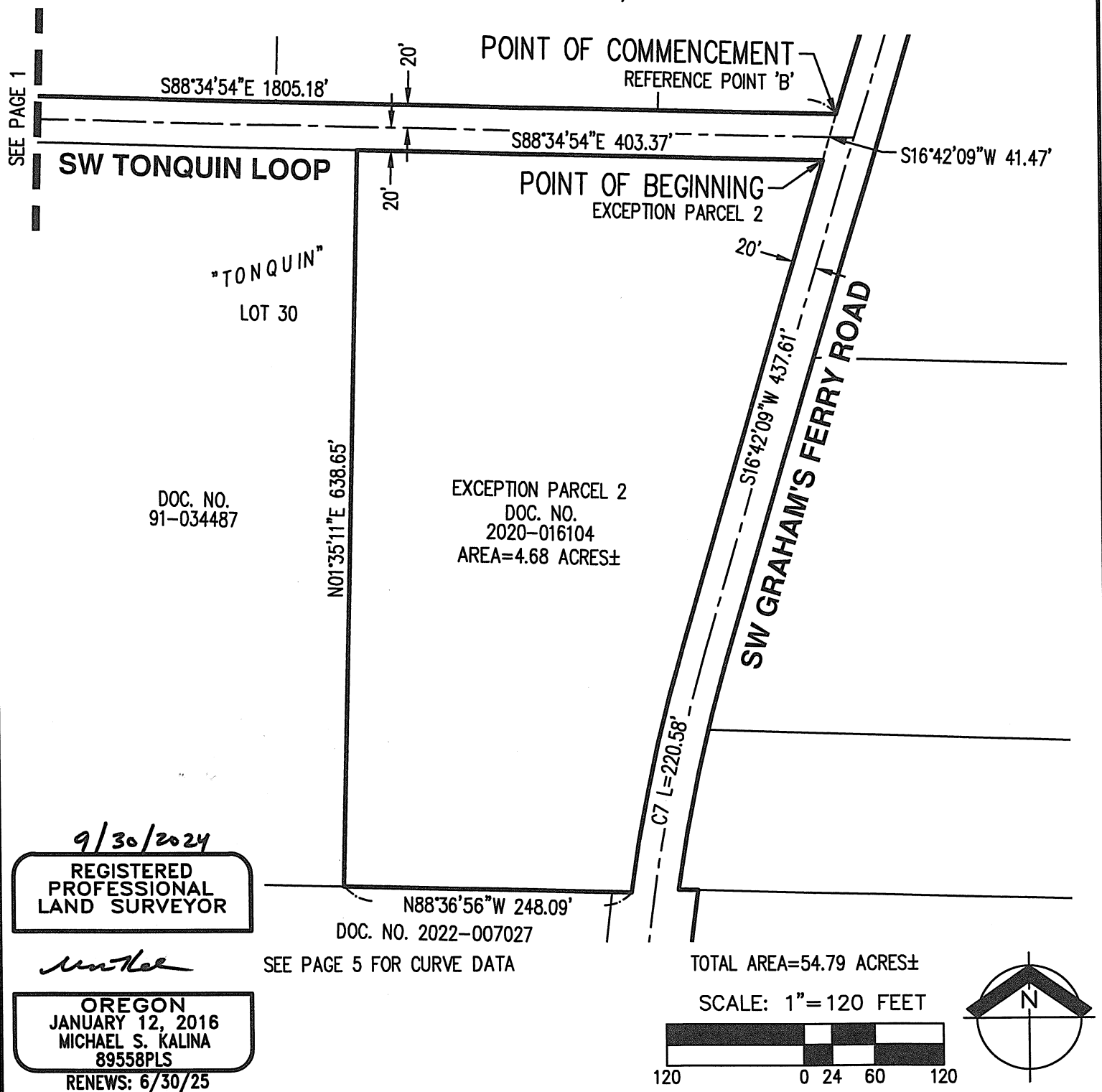


CITY OF TUALATIN ANNEXATION

DRWN: WCB	CHKD: MSK
AKS JOB: 9720	EXHIBIT B

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A TRACT OF LAND AND PORTIONS OF RIGHTS-OF-WAY,  
LOCATED IN THE SOUTHEAST 1/4 OF SECTION 34, AND  
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TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN,  
WASHINGTON COUNTY, OREGON



9/30/2024

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Michael S. Kalina*

OREGON  
JANUARY 12, 2016  
MICHAEL S. KALINA  
89558PLS

RENEWS: 6/30/25

AKS ENGINEERING & FORESTRY, LLC  
12965 SW HERMAN RD, STE 100  
TUALATIN, OR 97062  
503.563.6151 WWW.AKS-ENG.COM



CITY OF TUALATIN ANNEXATION

DRWN: WCB	CHKD: MSK
AKS JOB: 9720	EXHIBIT B

**EXHIBIT B**

A TRACT OF LAND AND PORTIONS OF RIGHTS-OF-WAY,  
 LOCATED IN THE SOUTHEAST 1/4 OF SECTION 34, AND  
 THE SOUTHWEST 1/4 OF SECTION 35,  
 TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN,  
 WASHINGTON COUNTY, OREGON

**CURVE TABLE**

CURVE	RADIAL BEARING	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD
C1		1412.39'	08°22'45"	206.56'	S12°30'46"W 206.37'
C2	S81°35'30"E	1395.39'	06°49'18"	166.14'	S04°59'50"W 166.04'
C3		3000.00'	11°30'44"	602.78'	N83°04'22"W 601.77'
C4		2725.00'	12°38'06"	600.92'	N83°38'03"W 599.71'
C5	N01°49'07"E	2939.00'	10°51'53"	557.31'	N82°44'57"W 556.48'
C6	S12°41'00"W	2762.00'	00°03'42"	2.97'	N77°20'51"W 2.97'
C7		1452.39'	08°42'06"	220.58'	S12°21'06"W 220.37'

9/30/2024

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR



OREGON  
JANUARY 12, 2016  
MICHAEL S. KALINA  
89558PLS

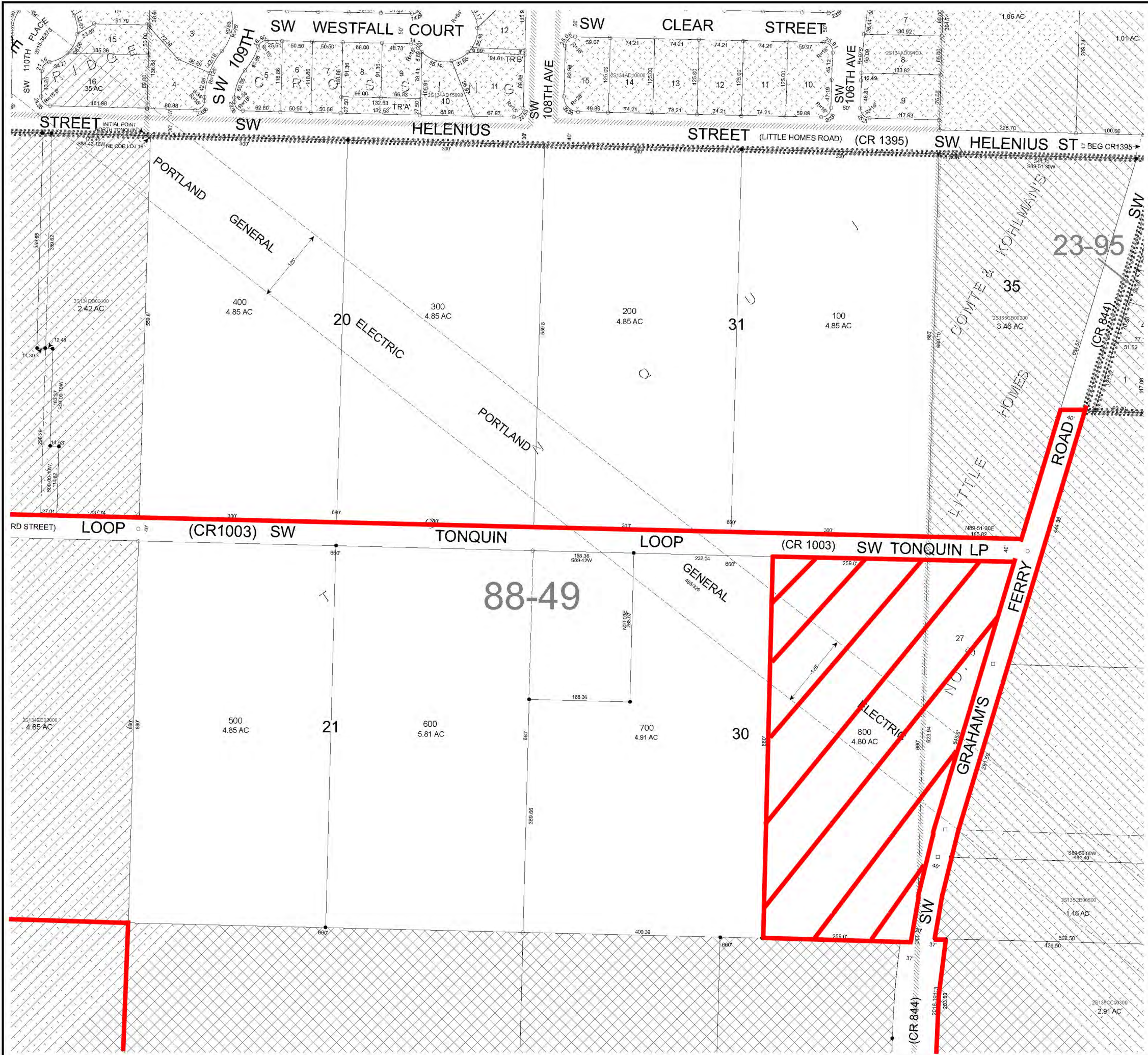
RENEWS: 6/30/25

AKS ENGINEERING & FORESTRY, LLC  
 12965 SW HERMAN RD, STE 100  
 TUALATIN, OR 97062  
 503.563.6151 WWW.AKS-ENG.COM



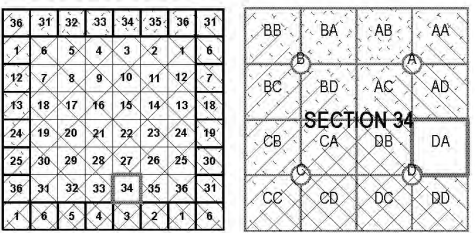
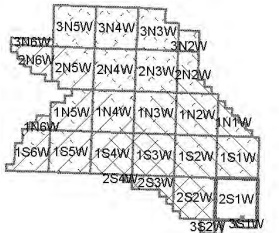
CITY OF TUALATIN ANNEXATION  
(CURVE DATA)

DRWN: WCB	CHKD: MSK
AKS JOB: 9720	EXHIBIT B



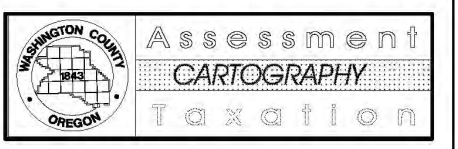
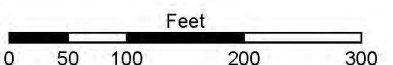
2S134DA

WASHINGTON COUNTY OREGON  
NE 1/4 SE 1/4 SECTION 34 T2S R1W  
SCALE 1"= 100'



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

Cancelled Taxlots For: 2S134DA  
None

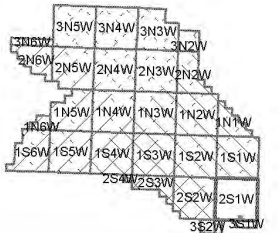


PLOT DATE: 9/15/2022  
FOR ASSESSMENT PURPOSES  
ONLY - DO NOT RELY ON  
FOR OTHER USE

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

2S134DA

WASHINGTON COUNTY OREGON  
NW 1/4 SE 1/4 SECTION 34 T2S R1W  
SCALE 1"= 100'

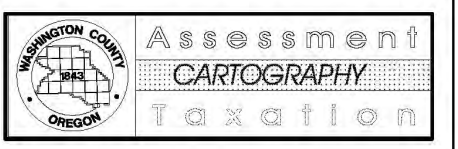
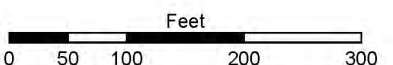


36	31	32	33	34	35	36	31
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12	7	8	9	10	11	12	7
13	18	17	16	15	14	13	18
24	19	20	21	22	23	24	19
25	30	29	28	27	26	25	30
36	31	32	33	34	35	36	31
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BB	BA	AB	AA
BC	BD	AC	AD
CB	CA	DB	DA
CC	CD	DC	DD

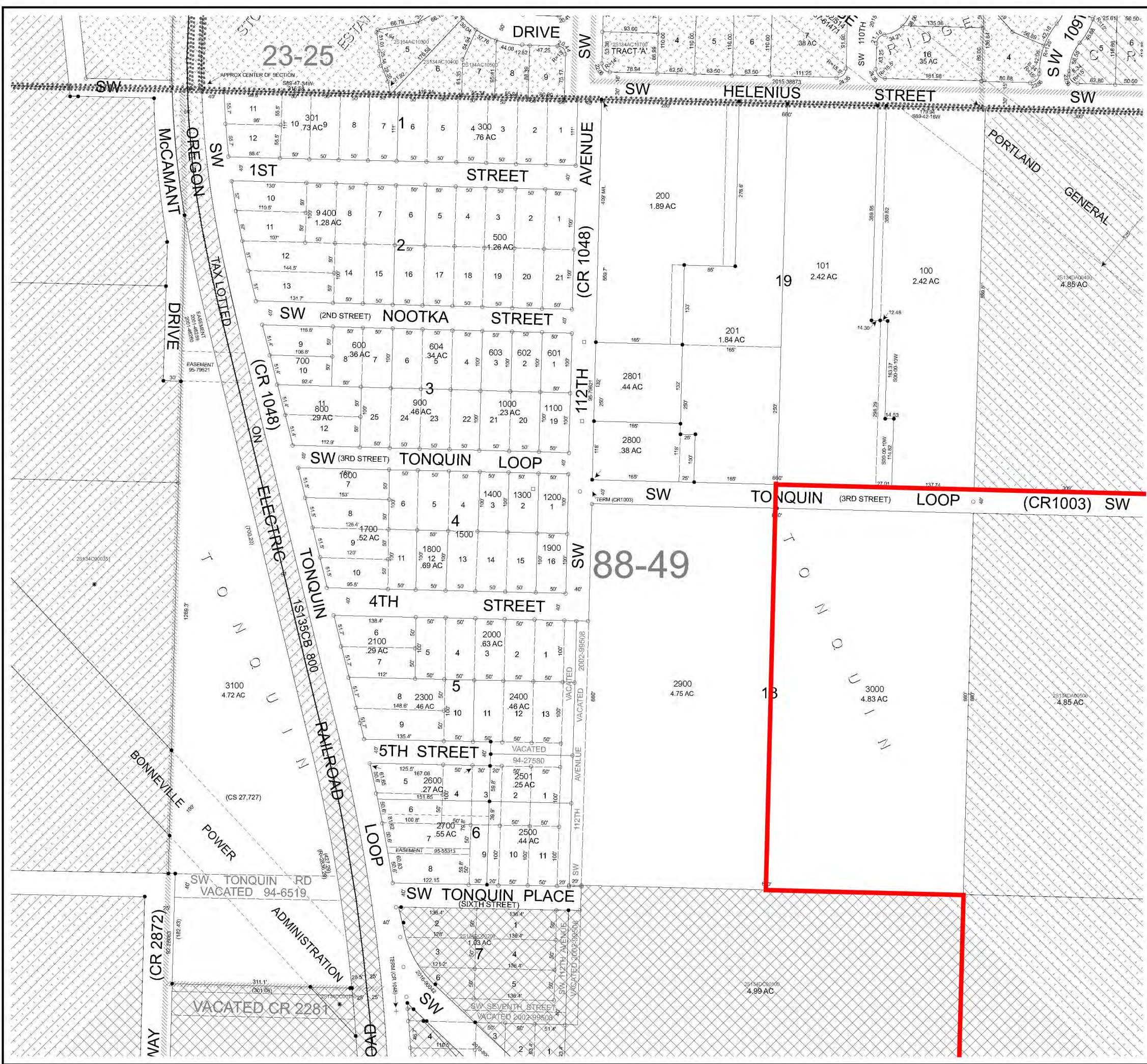
FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT  
[www.co.washington.or.us](http://www.co.washington.or.us)

Cancelled Taxlots For: 2S134DB  
3101, 2200

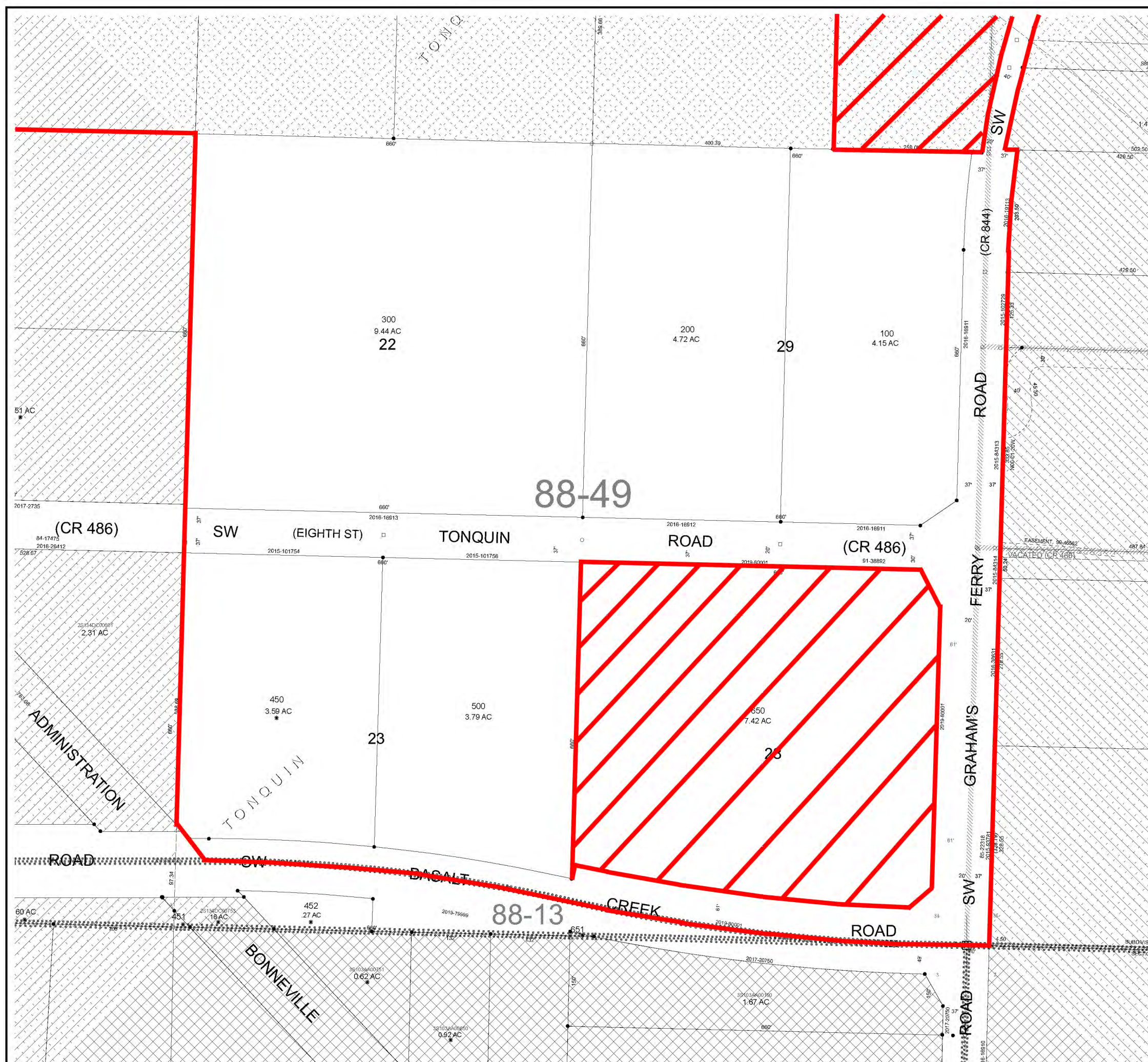


PLOT DATE: 9/16/2022  
FOR ASSESSMENT PURPOSES  
ONLY - DO NOT RELY ON  
FOR OTHER USE

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



2S134DD



October 9, 2024

Tony Doran, Engineering Associate  
City of Tualatin – Engineering Division  
18880 SW Martinazzi Ave., Tualatin, OR 97062



**RE: Public Utility Availability report for Tonquin Commerce Center Annexation**

Dear Tony,

The purpose of this letter is to demonstrate how the proposed project can connect to the existing public sanitary and storm sewers and water infrastructure, for purposes of annexation. The 46.06-acre site, that will be annexed to the City of Tualatin, is located north of SW Basalt Creek Road, west of SW Grahams Ferry Road, and south of SW Tonquin Loop and comprises of Tax Lots 3000 of Tax Map 2S134DB; Tax lots 500, 600, 700, of Tax Map 2S134DA; tax lots 100, 200, 300, 450, 500, of Tax Map 2S134DD.

**Sanitary Sewer:**

The subject site is dependent on the Clean Water Services sanitary sewer pump station being constructed and operational. Currently, CWS has completed a siting study identifying pump station location and conduit system routing, and has engaged a private property owner in land acquisition, required for the pump station site. Per the siting study, the pump station is proposed to be located at the southwest corner of SW Tonquin Rd and SW Tonquin Loop intersection. The proposed CWS pump station development design will provide adequate infrastructure to service the subject site and is scheduled to be available prior to subject's site development completion. Refer to Exhibit A for additional information.

**Stormwater:**

The subject site slopes north to south, aligning with the stormwater system overview laid out by the City of Tualatin Stormwater Master Plan, dated April 2019. Stormwater will be managed onsite prior to releasing runoff into the existing SW Tonquin Rd and SW Basalt Creek Rd roadside ditches and closed conduit storm systems. The stormwater connection points into the existing street system are proposed to be located at; the southeast and southwest corners of the subject site, north of SW Tonquin Rd, and the southeast corner of the subject site, north of Basalt Creek Rd. Refer to the attached Exhibit A for additional information regarding the stormwater management.

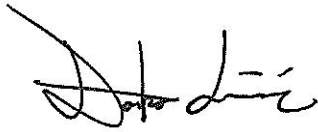
**Domestic Water:**

There is an existing twelve-inch water main, terminus point located at the southwest corner of Victoria Gardens subdivision, within Graham's Ferry Road, which can be extended within the public right of way to service the subject site. The existing water main will extend south along SW Grahams Ferry Rd, down to SW Tonquin Rd, where it will continue west, to the southwest corner of the subject site. The proposed extension of the water system to the subject site will provide domestic and fire water service and aligns with the future planned construction laid out by the City of Tualatin Water System Master Plan, dated

March 2023. As part of the subject site analysis, the City of Tualatin has provided a water hydraulics analysis which identified a need for Norwood reservoir pump station upgrades to be completed in order to provide fire flow demands needed for the subject site. The updates to the pump station are anticipated to occur in 2026, prior to the subject site development. Refer to the attached Exhibits A & B for additional information regarding the natural slopes, elevations, and proposed service locations to serve the subject site.

Sincerely,

**AKS ENGINEERING & FORESTRY, LLC**

A handwritten signature in black ink, appearing to read 'Darko Simic', is positioned below the company name.

Darko Simic, PE

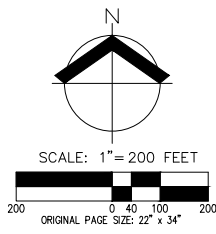
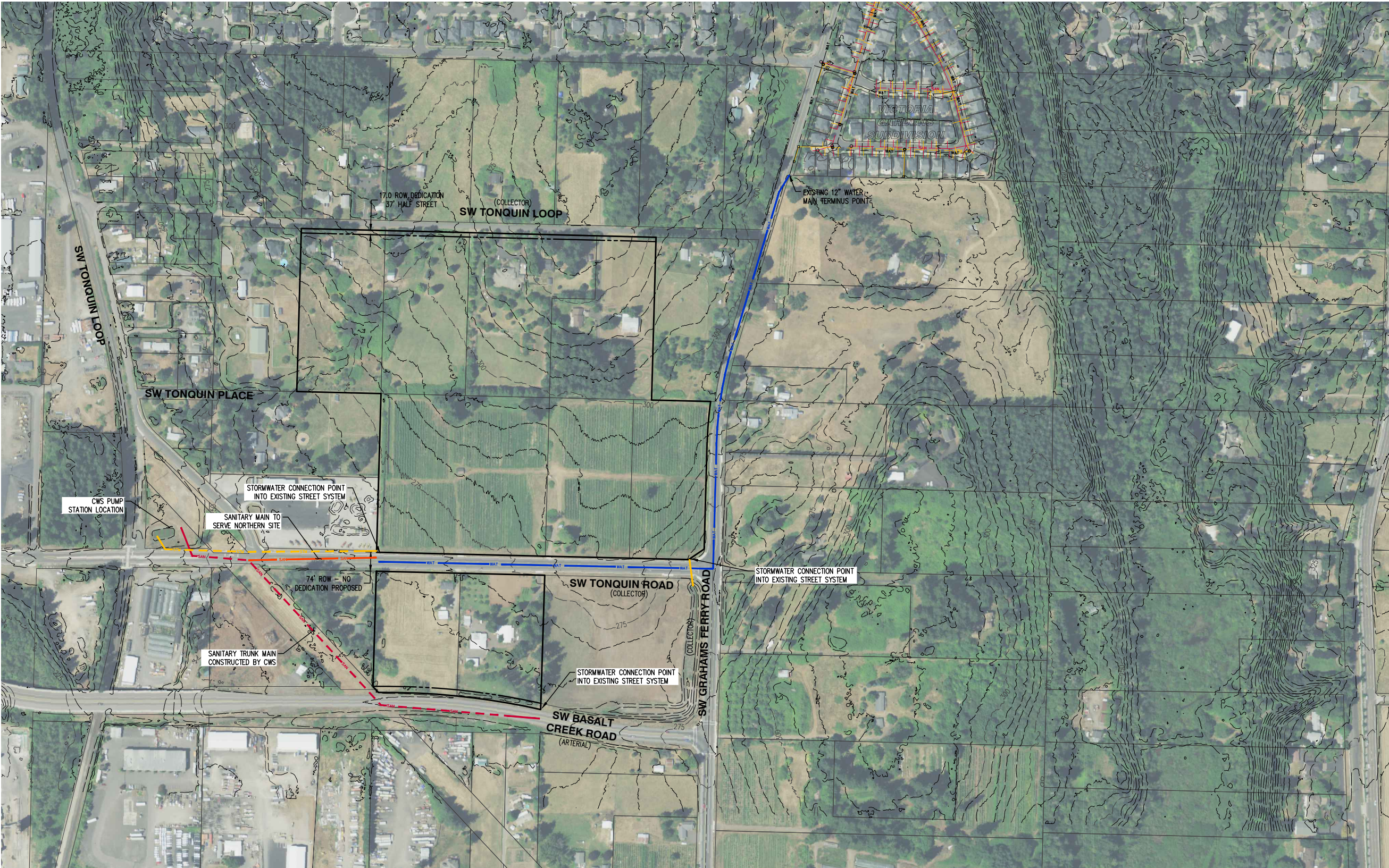
12965 SW Herman Rd, Suite 100 Tualatin, OR 97062

503-563-6151 | darkos@aks-eng.com

**Attachments:**

Exhibit A: Existing Public Infrastructure Utility Availability

Exhibit B: Water System Capacity Analysis Technical Memorandum



DATE: 10/08/2024 AKS JOB: 9720

AKS ENGINEERING & FORESTRY, LLC  
12965 SW HERMAN RD, STE 100  
TUALATIN, OR 97062  
503.563.6151  
WWW.AKS-ENG.COM



ENGINEERING • SURVEYING • NATURAL RESOURCES  
FORESTRY • PLANNING • LANDSCAPE ARCHITECTURE

# EXISTING PUBLIC INFRASTRUCTURE UTILITY AVAILABILITY TONQUIN COMMERCE CENTER

SCHNITZER PROPERTIES  
TUALATIN, OR



## Technical Memorandum

**Date:** August 26, 2024

**Project:** HMW24-0001 – 10795 SW Tonquin Road, Basalt Creek Commerce Center

**To:** Mr. Tony Doran – Engineering Associate  
City of Tualatin – Engineering Division

**From:** Brian Ginter, PE

**Re:** Water System Capacity Analysis

---

### Introduction

As requested, this memorandum has been prepared to present the findings of our analysis of the water service to the proposed Basalt Creek Commerce Center, located in the Basalt Creek Planning Area, west of SW Grahams Ferry Road between SW Tonquin Loop and SW Basalt Creek Parkway. This memorandum presents the findings of this analysis for the City's use in determining the water system improvements necessary to meet fire flow and pressure requirements.

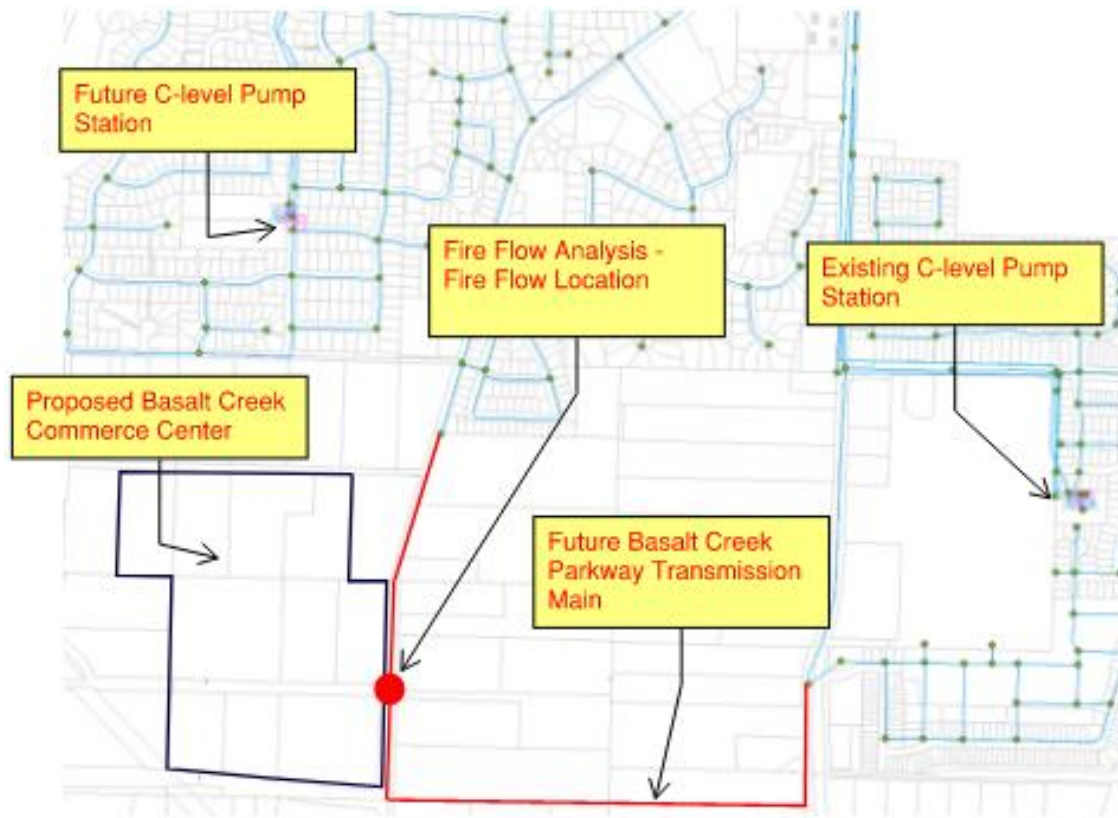
### Background

The proposed development consists of approximately 580,000 square feet of warehouse and office buildings. The proposed development is located within the City's existing Pressure Zone C, served by the C level pump station and the C level reservoirs at a nominal hydraulic grade of 506 feet above mean sea level (msl).

The City's water system hydraulic model was used to perform a hydraulic analysis of pressure and fire flow performance in the City's water system under maximum day demand conditions with fire flow events evaluated at the site. Extension of Service Level C piping south in Grahams Ferry Road was added in the model to evaluate water service to the proposed development. In addition, two additional system expanding improvements identified in the City's Water System Master Plan (Conсор, March 2023), were considered as part of the ultimate development of the C-level in the Basalt Creek area:

- A. 12-inch diameter C-level transmission main in the proposed Basalt Creek Parkway, extending from Boones Ferry Road to Grahams Ferry Road.
- B. New C-level Pump Station at the City's ASR well site on SW 108<sup>th</sup> Avenue north of SW Brown Street.

**Figure 1** illustrates the development site, adjacent water system infrastructure, and proposed piping. Fire flow was modeled at the intersection of SW Tonquin Road and SW Grahams Ferry Road at the edge of the proposed development area.



**Figure 1. Proposed Development Site and Water System Infrastructure**

## Analysis and Findings

The hydraulic model was updated as described above and fire flow performance tested at the proposed intersection (approximate location, shown in Figure 1).

A summary of specific model conditions for this analysis is presented below:

**Demand Conditions:** 2030 Maximum Day Demand

**Fire Flow:** 2,000 gpm

**Physical Condition:** Base - Existing facilities plus proposed 12-inch Diameter Grahams Ferry Road Transmission Main Extension to Basalt Creek Parkway

Scenario 1 – Basalt Creek Parkway Extension to SW Boones Ferry Road

Scenario 2 – C-Level Pump Station at ASR Site

Scenario 3 – Scenario 1 and Scenario 2 improvements included

The available fire flow at the identified fire flow test location at the development, with a minimum 25 pounds per square inch (psi) residual pressure within the area influenced by the fire flow in Pressure Zone C are summarized in Table 1 below, for each of the scenarios.

Table 1 | Analysis Results

Scenario	Available Fire Flow at 25 psi System Residual Pressure
Base	1,400 gpm
Scenario 1	2,100 gpm
Scenario 2	2,900 gpm
Scenario 3	>3,000 gpm

Based on the findings of this analysis and a review of overall system improvement needs presented in the Water System Master Plan, planned system improvements in addition to the extension of the Grahams Ferry Road main to the proposed develop are required to serve domestic and fire suppression flows to the proposed development. *If either the Basalt Creek Parkway Transmission Main loop to Boones Ferry Road or the planned C-level pumping improvements at the ASR site (B-level Reservoir and C-level Pump Station), then the required fire suppression flows to serve the proposed development can be met.*

It is the developer's responsibility to size internal (private) fire and domestic mains for adequate service pressure, private hydrants and fire suppression sprinkler systems as these facilities are outside the scope of this analysis.

Please do not hesitate to contact us if you have any questions or comments in this regard. We would be happy to meet with you personally to discuss the findings presented in this memorandum.



## AFFIDAVIT OF MAILING

STATE OF OREGON)

) ss

COUNTY OF WASHINGTON)

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

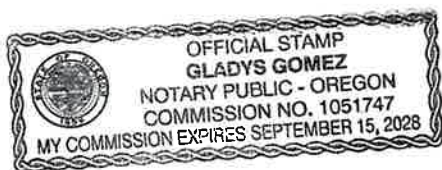
That on the 31 day of March, I served upon the persons shown on Exhibit A, attached hereto and by this reference incorporated herein, a copy of a Notice of Hearing/Application/Decision marked Exhibit B, attached hereto and by this reference incorporated herein, by mailing to them a true and correct copy of the original hereof. I further certify that the addresses reflect information received from the relevant party or agency, and that said envelopes were placed in the United States Mail at Tualatin, Oregon, prepared to receive postage administered by city staff.

Dated this 31 of, March 2025

Lindsey Hagerman  
Signature

SUBSCRIBED AND SWORN to before me this

31<sup>st</sup> day of March



Gladys Gomez  
Notary Public for Oregon

My commission expires: September 15, 2028

RE: ANN24-0001 NOTICE OF HEARING

TLID	OWNER1	OWNERADDR	OWNERCITY
2S134AD12200	ZUCKERMAN JOHN & ZUCKERMAN PAMELA	10627 SW MCKINNEY ST	TUALATIN
2S135BC08000	YOUNG LISA N & YOUNG SHANE A	22893 SW 104TH TER	TUALATIN
2S135BC07900	WORKMAN THOMAS DEAN & WORKMAN PENNY SUE	22879 SW 104TH TER	TUALATIN
2S135BC08500	WOODWARD JASON R & WOODWARD DAWN M	10335 SW HELENIUS ST	TUALATIN
2S134DC00100	WOODBURN INDUSTRIAL CAPITAL GROUP LLC	PO BOX 1060	WOODBURN
2S134DC00550	WOODBURN INDUSTRIAL CAPITAL GROUP LLC	PO BOX 1060	WOODBURN
2S134DC00552	WOODBURN INDUSTRIAL CAPITAL GROUP LLC	PO BOX 1060	WOODBURN
2S134AD16800	WITHERS ALEX V & WITHERS KATHLEEN A	10893 SW WESTFALL CT	TUALATIN
2S135CB03100	WILSON ZACHARY & WILSON ELIZABETH	10383 SW WHITEBARK LN	TUALATIN
2S135CB04500	WILSON MATTHEW J & WILSON MISTY DAWN	10382 SW HELENIUS ST	TUALATIN
3S102B001300	WILSONVILLE ASSEMBLAGE 5 LLC	1121 SW SALMON ST 5TH FL	PORTLAND
3S102B001400	WILSONVILLE ASSEMBLAGE 5 LLC	1121 SW SALMON ST 5TH FL	PORTLAND
3S102B001500	WILSONVILLE ASSEMBLAGE 5 LLC	1121 SW SALMON ST 5TH FL	PORTLAND
2S134AC12900	WILLIAMS DANIEL LEE & WILLIAMS KATHRYN PATRICIA	22875 SW 110TH PL	TUALATIN
2S134DC00450	WASHINGTON COUNTY	1400 SW WALNUT ST MS 18	HILLSBORO
2S134DC00452	WASHINGTON COUNTY	1400 SW WALNUT ST MS 18	HILLSBORO
2S134DD00650	WASHINGTON COUNTY	1400 SW WALNUT ST MS 18	HILLSBORO
2S134DD00651	WASHINGTON COUNTY	1400 SW WALNUT ST MS 18	HILLSBORO
2S135BC06900	WARNER ANDREW E & YU AMY Y	22846 SW LODGEPOLE AVE	TUALATIN
2S135CB03600	WARD MICHAEL	10293 SW WHITEBARK LN	TUALATIN
2S134DA00400	WALDO RONALD M TRUST	10965 SW TONQUIN LOOP	SHERWOOD
2S134DB01400	WALDO RONALD M TRUST	10965 SW TONQUIN LOOP	SHERWOOD
2S134AD11000	VIRK AMANDEEP	10658 SW MCKINNEY ST	TUALATIN
2S135BC09900	VICTORIA GARDENS	15350 SW SEQUOIA PKWY #200	PORTLAND
2S135CB04600	VICTORIA GARDENS	15350 SW SEQUOIA PKWY #200	PORTLAND
2S135CB04700	VICTORIA GARDENS	15350 SW SEQUOIA PKWY #200	PORTLAND
2S135BC09600	VANHORN KAYLA & VANHORN ANDREW	22636 SW GRAHAM'S FERRY RD	TUALATIN
2S135CB01500	VANDERZANDEN JAMES L & HAMMOND VICTORIA E WILLS	10282 SW WHITEBARK LN	TUALATIN
2S134DA00800	VANAUSTEN PATRICIA MARIE & VANAUSTEN CARL VICTOR	16100 SW HIGHPOINT DR	SHERWOOD
2S134AD15400	VALDEZ FAMILY TRUST	10888 SW WESTFALL CT	TUALATIN
3S103AA01150	USA DEPT OF ENERGY BONNEVILLE POWER ADMINISTRATION	PO BOX 3621	PORTLAND
3S103AA01151	USA DEPT OF ENERGY BONNEVILLE POWER ADMINISTRATION	PO BOX 3621	PORTLAND
2S134DC00750	UNITED STATES OF AMERICA	1002 NE HOLLADAY ST	PORTLAND
2S134DC00751	UNITED STATES OF AMERICA	1002 NE HOLLADAY ST	PORTLAND
2S134DC00752	UNITED STATES OF AMERICA	1002 NE HOLLADAY ST	PORTLAND
2S134DC00753	UNITED STATES OF AMERICA	1002 NE HOLLADAY ST	PORTLAND
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2S134AC11800	TUALATIN CITY OF DEVELOPMENT COMMISSION	18880 SW MARTINAZZI AVE	TUALATIN
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2S134AD16900	TUALATIN CITY OF DEVELOPMENT COMMISSION	18880 SW MARTINAZZI AVE	TUALATIN

OWNERSTATE	OWNERZIP
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OR	97062

2S134AD17000	TUALATIN CITY OF DEVELOPMENT COMMISSION	18880 SW MARTINAZZI AVE	TUALATIN
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2S134DC00651	TUALATIN CITY OF	18880 SW MARTINAZZI AVE	TUALATIN
2S135BC09800	TUALATIN CITY OF DEVELOPMENT COMMISSION	18880 SW MARTINAZZI AVE	TUALATIN
2S135BC07300	TOWNE FAMILY TRUST	22828 SW 104TH TER	TUALATIN
2S135BC08100	TOTTEN KELLY S & TOTTEN TIMOTHY K	22917 SW 104TH TER	TUALATIN
2S134AD15100	TERRAZZINO JEFF & TERRAZZINO PATIENCE	22947 SW 109TH TER	TUALATIN
2S134AD16500	TAYLOR-WEBER ANTHONY & TAYLOR-WEBER JAMIE	10863 SW WESTFALL CT	TUALATIN
2S135BC08700	TANNER ROSEMARY J & TANNER DAVID M	10289 SW HELENIUS ST	TUALATIN
2S135CB02900	TAN BELDAVID	23051 SW 104TH TER	TUALATIN
2S135CB01400	SWITZER JAMES E	10304 SW WHITEBARK LN	TUALATIN
2S134AC12600	SUTTON GRETCHEN S	11135 SW HELENIUS ST	TUALATIN
2S135CB01000	SU CHANG-HUNG & TAN HUI SIE	10374 SW WHITEBARK LN	TUALATIN
2S135CB02800	STEPHENS JASON D & KENNEDY VICTORIA M	23033 SW 104TH TER	TUALATIN
2S134AC10300	STADICK ERIN	22897 SW COWLITZ DR	TUALATIN
2S134AD10800	SRINIVASAN SRIDHAR & SARANGAPANI DEEPA	10615 SW CLEAR ST	TUALATIN
3S102B001200	SNYDER RONALD & CATHERINE REV LIV TRUST	14970 SW HIGHPOINT DR	SHERWOOD
2S135BC08200	SMITH CHRISTOPHER K	22931 SW 104TH TER	TUALATIN
2S134DB00201	SLENES CHAD & SLENES SHANNON CHRISTINE	11125 SW TONQUIN LOOP	SHERWOOD
2S135CB02200	SHULL ROBERT & BONITA FAMILY TRUST	23042 SW LODGEPOLE AVE	TUALATIN
2S134DB00100	SHEVCHENKO DAVID & SHEVCHENKO NATASHA	11015 SW TONQUIN LOOP	SHERWOOD
2S135CC00700	SHERWOOD GRAHAMS FERRY INVESTORS LLC	22400 SALAMO RD STE #106	WEST LINN
2S134AC12300	SHEPHERD NEIL WN & SHEPHERD CARMEN	22940 SW 112TH AVE	TUALATIN
2S135CB02700	SEIBERT ROBERT & SEIBERT MINDA	23007 SW 104TH TER	TUALATIN
2S134AC09900	SEARLE SAMUEL C & SEARLE TRACY DARNELL	22827 SW COWLITZ DR	TUALATIN
2S134AC11200	SEARLE DAVID M & GIROD JORIE M	22814 SW COWLITZ DR	TUALATIN
2S134AD15200	SCHWINDT MEAGAN E	10903 SW HELENIUS ST	TUALATIN
2S135BC07400	SCHOTT RICHARD J & SCHOTT DAWN M	22806 SW 104TH TER	TUALATIN
2S134DA00500	SCHNITZER PROPERTIES LLC	1121 SW SALMON ST STE 500	PORTLAND
2S134DA00600	SCHNITZER PROPERTIES LLC	1121 SW SALMON ST STE 500	PORTLAND
2S134DA00700	SCHNITZER PROPERTIES LLC	1121 SW SALMON ST 4TH FL	PORTLAND
2S134DB03000	SCHNITZER PROPERTIES LLC	1121 SW SALMON ST STE 500	PORTLAND
2S134DD00100	SCHNITZER PROPERTIES LLC	1121 SW SALMON ST FL 5TH STE 500	PORTLAND
2S134DD00200	SCHNITZER PROPERTIES LLC	1121 SW SALMON ST FL 5TH STE 500	PORTLAND
2S134DD00300	SCHNITZER PROPERTIES LLC	1121 SW SALMON ST FL 5TH STE 500	PORTLAND
2S134DD00450	SCHNITZER PROPERTIES LLC	1121 SW SALMON ST FL 5TH STE 500	PORTLAND
2S134DD00451	SCHNITZER PROPERTIES LLC	1121 SW SALMON ST FL 5TH STE 500	PORTLAND
2S134DD00452	SCHNITZER PROPERTIES LLC	1121 SW SALMON ST FL 5TH STE 500	PORTLAND
2S134DD00500	SCHNITZER PROPERTIES LLC	1121 SW SALMON ST FL 5TH STE 500	PORTLAND
2S135CC00600	SCHNITZER PROPERTIES LLC	1121 SW SALMON ST FL 5TH STE 500	PORTLAND
2S134AC11000	SCHMITZ JOHN & FIELD KARIN E	22858 SW COWLITZ DR	TUALATIN
2S135BC03300	SAMANI PARI TRUST	10475 SW HELENIUS ST	TUALATIN

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2S134AD11800	RUSK TRENT & RUSK ELLEN	10739 SW MCKINNEY ST	TUALATIN
2S135CB03400	ROWAN MATTHEW & SIVYER SUZANNE	31414 SW ISLE WAY LANE	WEST LINN
2S135BC03200	ROSHAK JOINT TRUST	22915 SW GRAHAM'S FERRY RD	TUALATIN
2S134AC10000	ROBINSON FAMILY TRUST	22849 SW COWLITZ DR	TUALATIN
2S135CB04400	ROBERTSON BARRY & ROBERTSON CAROL	10356 SW HELENIUS ST	TUALATIN
2S134AD10100	RINGOS LIVING TRUST	10778 SW CLEAR ST	TUALATIN
2S134DA00200	RICHARDS DONALD P REVOC LIV TRUST	PO BOX 1488	WILSONVILLE
2S135CB03300	RATHORE TRIBHUVAN SINGH & SHEKHAWAT DEEPIKA	10347 SW WHITEBARK LN	TUALATIN
2S135CB02400	RANKIN JEREMY R & RANKIN KRISTEN G	23008 SW LODGEPOLE AVE	TUALATIN
2S134AD08700	PURSLEY RANDALL K & PURSLEY L KAREN BRAGG	22710 SW 106TH AVE	TUALATIN
2S135CB02300	PUMPELLY CHINO & PUMPELLY JENNIFER	23034 SW LODGEPOLE AVE	TUALATIN
2S135BC08400	POTTLE STEPHEN C & POTTLE STEVI L	10377 SW HELENIUS ST	TUALATIN
2S135CB04100	PLATT DANIEL & PLATT LESLEE	10296 SW HELENIUS ST	TUALATIN
2S135CB01200	PETERSEN JOEL C & PETERSEN LISA M	10338 SW WHITEBARK LN	TUALATIN
2S135CB01300	PEARSON FAMILY TRUST	10316 SW WHITEBARK LN	TUALATIN
2S134AC13300	PAZDA CHRISTOPHER & PAZDA RACHEL	22840 SW 110TH PL	TUALATIN
2S134AD10900	PARRISH RICHARD L & PARRISH REBEKAH L	10622 SW MCKINNEY ST	TUALATIN
2S134AD09900	PARKER RONALD R & PARKER CANDY C	10726 SW CLEAR ST	TUALATIN
2S135BC08600	PANDOLFI RONALD J & PANDOLFI AYAKA I	10311 SW HELENIUS ST	TUALATIN
2S134AC10900	OTTE DYANA L	22872 SW COWLITZ DR	TUALATIN
2S135CB02000	OSORIO SERVANDO & OSORIO KRISTIN BRK	23088 SW LODGEPOLE AVE	TUALATIN
1S135CB00800	OREGON STATE OF DEPT OF TRANSPORTATION	4040 FAIRVIEW INDUSTRIAL DR SE MS #2	SALEM
3S103AA00851	OREGON STATE OF DEPT OF CORRECTIONS	355 CAPITOL ST NE ROOM 420	SALEM
3S103AB00500	OREGON STATE OF DEPT OF CORRECTIONS	355 CAPITOL ST NE ROOM 420	SALEM
2S134DB02000	OLSON DALE G TRUST	PO BOX 676	WILSONVILLE
2S134DB02100	OLSON DALE G TRUST	PO BOX 676	WILSONVILLE
2S135BC09400	OLSON RYAN & OLSON JULIA	22940 SW 104TH TER	TUALATIN
2S134AD11200	OLLILA DONALD	10706 SW MCKINNEY ST	TUALATIN
2S134AC11400	NIETO ESTANISLAO LUCIO & GONZALEZ JUANAMARIA D ROSALES	22843 SW 112TH AVE	TUALATIN
2S134AD11700	NIEMI CHRIS & FITZGERALD CHERYL	10765 SW MCKINNEY ST	TUALATIN
2S134AD16000	NICKLE BRENT & NICKLE AMBER	10800 SW WESTFALL CT	TUALATIN
2S135CB00700	NGUYEN HIEU PHAM MINH & BANY ROBERT LAWRENCE	23099 SW 104TH TER	TUALATIN
2S134AC13100	NEUFELD SCOTT DOUGLAS & KRAFT AMY	22825 SW 110TH PL	TUALATIN
2S134AD15700	NEEDELMAN SHAWN & NEEDELMAN ALISON	10852 SW WESTFALL CT	TUALATIN
2S135BC06600	MORRISON PAUL & MORRISON CYNTHIA	22974 SW LODGEPOLE AVE	TUALATIN
2S135BC08300	MOORE MEGAN ELIZABETH	22955 SW 104TH TER	TUALATIN
2S134AD15900	MOOERS NICHOLAS K & MOOERS CARLYN R	10818 SW WESTFALL CT	TUALATIN
2S135CB04300	MOODY JULIETTE	10340 SW HELENIUS ST	TUALATIN
2S135BC08800	MONAHAN RICHARD P	10263 SW HELENIUS ST	TUALATIN
2S134DB00400	MOLEN JON A & MOLEN MAE V	11365 SW NOOTKA ST	SHERWOOD
2S135BC07200	MITCHELL SHAWN ALAN & MITCHELL MARINA DENISE	22840 SW 104TH TER	TUALATIN
2S134DB02801	MINER RHONDA L & ROSENTHAL MARK A	23160 SW 112TH AVE	SHERWOOD

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2S135BC09700	MILLER FAMILY TRUST	22600 SW GAHAM'S FERRY RD	TUALATIN
2S134AC11100	MICHAEL & ELIZABETH FAM LIV TRUST	22836 SW COWLITZ DR	TUALATIN
2S135CB02500	MEYER DIANA REICHERT TRUST	22996 SW LODGEPOLE AVE	TUALATIN
2S134AC10600	MENDOZA BELEN	22923 SW COWLITZ DR	TUALATIN
2S135CB02600	MEESE CAPRICE A & MEESE JEFFREY	22999 SW 104TH TER	TUALATIN
2S135BC06500	MCREE MIKI SEPARATE PROPERTY TRUST	5409 ALFONSO DR	AGORA HILLS
2S134AC10500	MCMILLIN MICHELLE & MCMILLIN GREG	22919 SW COWLITZ DR	TUALATIN
2S134DB02600	MCLEOD ESTELLA L	13400 NW FIRCREST RD	CARLTON
2S134DB02700	MCLEOD ESTELLA L	13400 NW FIRCREST RD	CARLTON
2S135BC06700	MCLEAN JON PATRICK & MCLEAN KIMBERLY ANN	3560 RED CEDAR WAY	LAKE OSWEGO
2S134AD15600	MCINTOSH KEVIN A	10868 SW WESTFALL CT	TUALATIN
2S134DB00700	MCGUIRE BROS LLC	947 SE MARKET ST	PORTLAND
2S134DB01000	MCGUIRE BROS LLC	947 SE MARKET ST	PORTLAND
2S134DB01100	MCGUIRE BROS LLC	947 SE MARKET ST	PORTLAND
2S134DB01900	MCGUIRE BROS LLC	947 SE MARKET ST	PORTLAND
2S134AC12400	MCGILL KYLE & NIEMAN JAMIE	11175 SW HELENIUS ST	TUALATIN
2S135CB01100	MCDONALD JEANETTE K & MCDONALD DANIEL B	10350 SW WHITEBARK LN	TUALATIN
2S134AD09700	MCCORMACK ERIC M & MCCORMACK TARA E	10652 SW CLEAR ST	TUALATIN
2S134AD16700	MARTELLA DARIN M	10885 SW WESTFALL CT	TUALATIN
2S134AD16100	MARCHETTI JASON D & MARCHETTI THERESA S	10807 SW WESTFALL CT	TUALATIN
2S135CB01700	MAI ANH	10248 SW WHITEBARK LN	TUALATIN
2S135BC07700	MAGBITANG JENNIFER & DUONG JIMMY	22811 SW 104TH TER	TUALATIN
2S135CB03900	MADRID MICHAEL THOMAS & JULIE ANNE REV LIV TRUST	10252 SW HELENIUS ST	TUALATIN
2S134AD09800	MACLEAN HEATHER M & MACLEAN JEFFERY S	10688 SW CLEAR ST	TUALATIN
2S134DB00800	LOVITT ROBYN C & LOVITT ROGER A	11400 SW NOOTKA ST	SHERWOOD
2S135CB01900	LONG ROBERT HOLLAND & LONG EMILY RICHARD	10200 SW WHITEBARK LN	TUALATIN
2S135CC00800	LITERA JIRI	9287 SW SWEET DR	TUALATIN
2S135CC00900	LITERA JIRI	20715 SW OLDS PL	SHERWOOD
2S135CB00300	LEITGEB SHERMAN W & LEITGEB LARK L	23200 SW GRAHAMS FERRY RD	SHERWOOD
2S135CB00400	LEITGEB SHERMAN W & LEITGEB LARK L	23200 SW GRAHAMS FERRY RD	SHERWOOD
2S134DB02900	LEGGETT ALBERT SCOT	11150 SW TONQUIN LOOP	SHERWOOD
2S134AD11100	LEEB STEVEN & THARLER JEN	10684 SW MCKINNEY ST	TUALATIN
2S134AC13200	LARSON THOMAS R & LARSON TETIANA P	22810 SW 110TH PL	TUALATIN
2S134AC13600	LANDSTROM JAMES & BRENDA FAMILY TRUST	22950 SW 110TH PL	TUALATIN
2S134AC12500	LAMPERT JAMES A & LAMPERT DEANNA	11155 SW HELENIUS ST	TUALATIN
2S135BC07600	KU LICHUNG	22793 SW 104TH TER	TUALATIN
2S135CB03000	KOHL ANDREW & KOHL MEGAN	23065 SW 104TH TER	TUALATIN
2S135CB04200	KHANNA ANIL	10324 SW HELENIUS ST	TUALATIN
2S135CB02100	KEENEY TRENT D & KEENEY AIMEE	23070 SW LODGEPOLE AVE	TUALATIN
2S134DC00601	KCV PROPERTIES LLC	4825 SW EVANS ST	PORTLAND
2S135CB01800	KARVER CHAD R & KARVER SARAH J	10226 SW WHITEBARK LN	TUALATIN
2S134AC10100	KAIHANI NOVIN & KAIHANI MISTY R	22865 SW COWLITZ DR	TUALATIN

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2S134AC12200	JONES NATHAN M & JONES NICOLE S	22890 SW 112TH AVE	TUALATIN
2S135BC09100	JOLLEY JOHN NATHAN	10118 RENTON AVE S	SEATTLE
2S134AD11600	JOHANSON ANDREW D & JOHANSON RUTH M	10797 SW MCKINNEY ST	TUALATIN
2S134AD16200	JANES JAMES NATHAN & JANES HOLLY	10821 SW WESTFALL CT	TUALATIN
2S134DB02400	ICE JAMES NEAL	11348 SW TONQUIN LOOP	SHERWOOD
2S134DB02500	ICE JAMES NEAL	11348 SW TONQUIN LOOP	SHERWOOD
2S134DB02501	ICE JAMES NEAL	11348 SW TONQUIN LOOP	SHERWOOD
2S135BC07000	HUTCHISON FAMILY TRUST	22832 SW LODGEPOLE AVE	TUALATIN
2S135CB01600	HUGHES TRAVIS & HUGHES MELANIE	10266 SW WHITEBARK LN	TUALATIN
2S134AD10600	HOWE CRAIG S & HOWE JULIE A	10671 SW CLEAR ST	TUALATIN
2S135CC00100	HOUSTON HOWARD W JR FAMILY TRUST	PO BOX 343	ODELL
2S134AC12800	HORNER GEOFFREY CHAD & HORNER DANA	22915 SW 110TH PL	TUALATIN
2S134DA00100	HOLSTROM ERIC	10545 SW TONQUIN LOOP	SHERWOOD
2S134AC13500	HERNANDEZ KIMBERLY A & HERNANDEZ RICARDO	22910 SW 110TH PL	TUALATIN
2S135BC09500	HERD BRETT R & HERD JAQUELIN D	22672 SW GRAHAMS FERRY RD	TUALATIN
2S134DB00101	HERBST PROPERTIES LLC	10595 SW IBACH ST	TUALATIN
2S134AD11300	HENLEY RONALD C & HENLEY JOANNA M	10730 SW MCKINNEY ST	TUALATIN
2S135CB00200	HELENIUS LLC	4401 E MOCKINGBIRD LN	PARADISE VALLEY
2S135CB04000	HAYNIE FAMILY TRUST	10278 SW HELENIUS ST	TUALATIN
2S134DA00300	HARRIS MICHAEL R & HARRIS SUSAN E	10785 SW TONQUON LOOP	SHERWOOD
2S134AC13400	HANCOCK KEITH & HANCOCK CHRISTINA	22870 SW 110TH PL	TUALATIN
2S134AC10200	HALL CHRISTOPHER M & GIBSON SARAH E	22883 SW COWLITZ DR	TUALATIN
2S134AC12100	HADDAD WAYNE & HADDAD DEBRA	22860 SW 112TH AVE	TUALATIN
2S135CB00600	GREENSPAN DANIEL M & SUZANNE S REV TRUST	23097 SW 104TH TER	TUALATIN
2S134AC12700	GOUDY REBECCA E & NJS TRUST	22935 SW 110TH PL	TUALATIN
2S134AD09300	GORDIN HOWARD S & GORDIN CHRISTINE D	22888 SW 106TH AVE	TUALATIN
2S134AD10400	GOODELL MICHAEL L & GOODELL NINA N	10737 SW CLEAR ST	TUALATIN
2S134DB00200	GLASER KIM A & GLASER ADAM N	23070 SW 112TH AVE	SHERWOOD
2S134AC13000	GILLAM ERIK & GILLAM ERIN	22855 SW 110TH PL	TUALATIN
2S134DB01600	GERTTULA DEBRA KAY & GERTTULA SUZANNE & GREENWAIT JUDY ET AL	770 AVENUE S	SEASIDE
2S134AD09200	GCR TRUST	22850 SW 106TH AVE	TUALATIN
2S134AD16300	FREILEY DOUGLAS & FREILEY MARJENE	10845 SW WESTFALL CT	TUALATIN
2S134AD11400	FREEZA ANGELA L	10762 SW MCKINNEY ST	TUALATIN
2S134AD09100	FREEPONS SHANE & WABAUNSEE GWENDOLYN	22826 SW 106TH AVE	TUALATIN
2S135CC00300	FOX LOIS C REV TRUST	23550 SW GRAHAMS FERRY RD	SHERWOOD
2S135BC06800	FORCE DAVID & FORCE ALINA	22950 SW LODGEPOLE AVE	TUALATIN
2S135CC00500	FELLERS MICHELLE ELIZABETH	15065 KIRK RD	OREGON CITY
2S134AD11500	FARNSTROM CRAIG S & FARNSTROM CINDI L	10794 SW MCKINNEY ST	TUALATIN
2S135CB03800	ERIKSEN FAMILY REV TRUST	10257 SW WHITEBARK LN	TUALATIN
2S134DB03100	EMJ PROPERTIES LLC	7503 SE HOLGATE BLVD	PORTLAND
2S134DC00300	EMJ PROPERTIES LLC	7503 SE HOLGATE BLVD	PORTLAND
2S135BC09000	ELLERBROOK MATTHEW & BRITANY LIVING TRUST	22939 SW LODGEPOLE AVE	TUALATIN

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2S134AD12000	ELDER DAVID B & ELDER AMY K	10689 SW MCKINNEY ST	TUALATIN
3S103AA00100	EISERT CLARK L & EISERT STEPHANIE A	10685 SW CLAY ST	SHERWOOD
3S103AA00250	EISERT CLARK L & EISERT STEPHANIE A	10685 SW CLAY ST	SHERWOOD
3S103AA00251	EISERT CLARK L & EISERT STEPHANIE A	10685 SW CLAY ST	SHERWOOD
3S103AA00300	EISERT CLARK L & EISERT STEPHANIE A	10685 SW CLAY ST	SHERWOOD
2S134AD15500	EGG JOHN JOSEPH & EGG REBECCA ANN	10874 SW WESTFALL CT	TUALATIN
2S135CB03200	EDTL LISA	10361 SW WHITEBARK LN	TUALATIN
3S103AA00750	EATON LARRY A REV LIV TRUST	10935 SW CLAY ST	SHERWOOD
3S103AA00751	EATON LARRY A REV LIV TRUST	10935 SW CLAY ST	SHERWOOD
2S134AD14900	DUKEMINIER WILLIAM MARK & DUKEMINIER CATHERINE G	22861 SW 109TH TER	TUALATIN
2S135CB00800	DONG FAMILY TRUST	10398 SW WHITEBARK LN	TUALATIN
2S134AD16400	DEHAAN MICHAEL & DEHAAN SAMANTHA	10857 SW WESTFALL CT	TUALATIN
2S134AD09500	DAVIS JOSEPH C & DAVIS SUZETTE B	22972 SW 106TH AVE	TUALATIN
2S134DB00300	DAIISADEGHI MOHAMMAD HOSSEIN REV LIV TRUST	9393 SW 171ST AVE	BEAVERTON
2S134DB00301	DAIISADEGHI MOHAMMAD HOSSEIN REV LIV TRUST	9393 SW 171ST AVE	BEAVERTON
3S103AB00100	CULP JESSE	11055 SW CLAY ST	SHERWOOD
3S103AB00200	CRT LEASING LLC	PO BOX 116	WILSONVILLE
2S135CB03700	COUSINS FAMILY TRUST	10271 SW WHITEBARK LN	TUALATIN
2S134AD10000	CONSTANZA JANELLE & REMSEN STEVEN	10740 SW CLEAR ST	TUALATIN
2S134AC10800	CONRAD CARL & CONRAD STEPHANIE	22890 SW COWLITZ DR	TUALATIN
2S135BC09200	CLINE S DANIELLE TRUST	22906 SW 104TH TER	TUALATIN
2S134DC00950	CLARK & COOL LLC	19743 SW CHAPMAN RD	SHERWOOD
2S134DC00951	CLARK & COOL LLC	19743 SW CHAPMAN RD	SHERWOOD
2S135BC08900	CLARKE ANDREW W & CLARKE STEPHANIE J	22961 SW LODGEPOLE AVE	TUALATIN
2S135CB00900	CLAESSEMS STEVEN MICHAEL & CLAESSENS ADRIAN JOVANA	10392 SW WHITEBARK LN	TUALATIN
2S134DB00600	CJ FAMILY TRUST	11300 SW NOOTKA ST	SHERWOOD
2S134DB00601	CJ FAMILY TRUST	11300 SW NOOTKA ST	SHERWOOD
2S134DB00602	CJ FAMILY TRUST	11300 SW NOOTKA ST	SHERWOOD
2S134DB00603	CJ FAMILY TRUST	11300 SW NOOTKA ST	SHERWOOD
2S134DB00604	CJ FAMILY TRUST	11300 SW NOOTKA ST	SHERWOOD
2S135CB00500	CHILDS THOMAS L & CHILDS HANNAH J & POWELL SCOTT D ET AL	23470 SW GRAHAMS FERRY RD	SHERWOOD
2S134AD08800	CHAMBERLIN GEORGE E & CHAMBERLIN CHARLENE	PSC 277 BOX 192	APO
2S134AD10500	CESERANI VICTOR W & LEAH M LIV TRUST	10703 SW CLEAR ST	TUALATIN
2S134AC10700	CATLOW CHRISTINE MARY & CATLOW JOSEPH	22945 SW COWLITZ DR	TUALATIN
2S134AD10700	CASPELL STEVE G & KUMAR ANJU	10639 SW CLEAR ST	TUALATIN
2S134AD08900	CARLEY DANIELLE	22762 SW 106TH AVE	TUALATIN
2S134AC11500	CAREY JAMES A & CAREY JENNIFER L	22867 SW 112TH AVE	TUALATIN
2S134AD12100	CARBONARA TRUST	10663 SW MCKINNEY ST	TUALATIN
2S134AD09600	CAIN DERICK D & CAIN ANNIE R	10624 SW CLEAR ST	TUALATIN
2S135CB03500	CABREROS ANACLETO CURA JR	10309 SW WHITEBARK LN	TUALATIN
2S134AD10200	BUTTLEFIELD RAYMON CLOUD & SPOONER MEGAN IRENE	10789 SW CLEAR ST	TUALATIN
3S103AB00300	BRIX PROPERTIES LLC & CLAY STREET PROPERTIES LLC	2250 TURNER RD	WEST LINN

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2S134AD16600	BRICK JONATHAN R & BRICK LORIANN C	10871 SW WESTFALL CT	TUALATIN
2S134DB00500	BRAUN LAURA	13334 POLO CLUB RD APT 327	WELLINGTON
3S103AA00550	BRAUN PROPERTIES LLC	24805 SW GAGE RD	WILSONVILLE
3S103AA00551	BRAUN PROPERTIES LLC	24805 SW GAGE RD	WILSONVILLE
3S103AA00650	BRAUN PROPERTIES LLC	24805 SW GAGE RD	WILSONVILLE
3S103AA00651	BRAUN PROPERTIES LLC	24805 SW GAGE RD	WILSONVILLE
2S134AD15000	BOYER GARY J & DEAL MICHAEL W	22895 SW 109TH TER	TUALATIN
2S135BC09300	BOWKER JOEL A & BOWKER NANCY J	22924 SW 104TH TER	TUALATIN
2S134DC00200	BOWEN EDWARD A	640 SEA SPRAY PL	BULLHEAD CITY
2S134DC01000	BOWEN EDWARD A	640 SEA SPRAY PL	BULLHEAD CITY
2S134AD11900	BOSKET JENNIFER R REV LIV TRUST	10711 SW MCKINNEY ST	TUALATIN
3S103AA00400	BORDERS EDNA R	15525 SOUTH LELAND RD	BEAVERCREEK
2S134DB02800	BOLTON DEVAUNTE R & BOLTON ARIEL E A	11165 SW TONQUIN LOOP	SHERWOOD
2S134AD15800	BOHN AARON & BOHN ABIGAIL	10836 SW WESTFALL CT	TUALATIN
2S134AD10300	BOATSMAN LESLIE A & BOATSMAN VICKI L	10751 SW CLEAR ST	TUALATIN
2S134AD09000	BLANK FAMILY TRUST	22794 SW 106TH AVE	TUALATIN
2S134DB01500	BEWLEY ROY W JR & BEWLEY KELLEY J	11290 SW TONQUIN LOOP	SHERWOOD
2S134AC10400	BERGMANN MICHELE JEAN LIV TRUST	22901 SW COWLITZ DR	TUALATIN
2S134AC11300	BENNETT DANA & BENNETT LAWRENCE JR	22821 SW 112TH AVE	TUALATIN
2S134AC11600	BELL JAMES & ZHANG MING	22934 SW COWLITZ DR	TUALATIN
2S134AD09400	BARTHEL REV LIV TRUST	22934 SW 106TH AVE	TUALATIN
2S135BC07100	ARMSTRONG LANITA J ISSAH & ARMSTRONG ISAAC ISSAH	PO BOX 294	TUALATIN
2S135BC07800	APONTE DAVID & APONTE AUREA	22837 SW 104TH TER	TUALATIN
2S134DB00900	ANDERSON STEPHEN & ANDERSON BORGNY	8590 SW MIAMI ST	WILSONVILLE
2S134DB01200	ANDERSON STEPHEN & ANDERSON BORGNY	8590 SW MIAMI ST	WILSONVILLE
2S134DB01300	ANDERSON STEPHEN & BORGNY FAM TRUST	8590 SW MIAMI ST	WILSONVILLE
2S134DB01700	ANDERSON STEPHEN FRANK & ANDERSON BORGNY ANN	8590 SW MIAMI ST	WILSONVILLE
2S134DB01800	ANDERSON STEPHEN & BORGNY FAM TRUST	8590 SW MIAMI ST	WILSONVILLE
2S134DB02300	ANDERSON STEPHEN & ANDERSON BORGNY	8590 SW MIAMI ST	WILSONVILLE
2S134AD15300	ALLAN TERRANCE M & ALLAN YONG-SUK	10896 SW WESTFALL CT	TUALATIN
2S135BC07500	ALEXANDER ALAN VAUGHAN & ALEXANDER LAURIE LEE	22784 SW 104TH TER	TUALATIN
2S134DC00850	1210 OREGON LLC	2600 A EAST SELTICE WAY #200	POST FALLS
3S103AA00850			
	Sean Vermilya, AKS Engineering & Forestry LLC	12965 SW Herman Road, Ste 100	TUALATIN
	Jordan Schnitzer, Schnitzer Properties, LLC	1121 SW Salmon Street, Ste 500	PORTLAND

OR	97062
FL	33414
OR	97070
OR	97070
OR	97070
OR	97070
OR	97062
OR	97062
AZ	86442
AZ	86442
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OR	97062
ID	83854

OR	97062
OR	97205



## NOTICE OF PUBLIC HEARING AND OPPORTUNITY TO COMMENT

### CASE FILE: ANN 24-0001 – Tonquin Commerce Center Annexation

**NOTICE IS HEREBY GIVEN** that an application for an Annexation (ANN 24-0001) will be heard by the Tualatin City Council:

**Monday, April 28, 2025 at 7 pm**  
Tualatin City Services Building  
10699 SW Herman Road

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

**TO PROVIDE COMMENTS:**

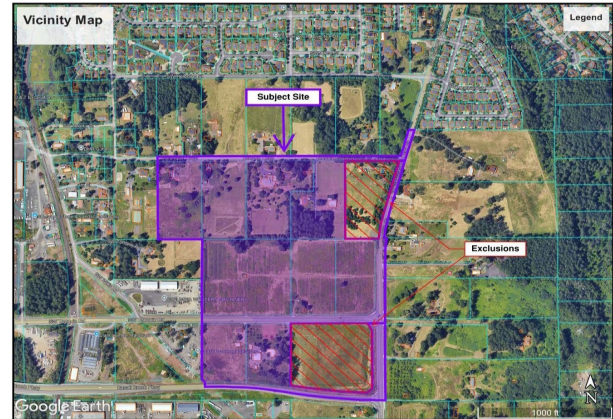
**Email:** [mnelson@tualatin.gov](mailto:mnelson@tualatin.gov)

**Mail:** Planning Division  
Attn: Madeleine Nelson  
10699 SW Herman Road  
Tualatin, OR 97062

To attend the hearing, there are two options:

- **Attend in person at the Tualatin City Services Building.**
- **Zoom Teleconference.** Details at:  
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- **Criteria:** Tualatin Development Code (TDC) Chapters 32 and 33; Oregon Revised Statutes (ORS) Chapter 222; and, Metro Code Section 3.09.
- **Application materials** are public record and are available for review. Copies



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**TO PROVIDE COMMENTS:**

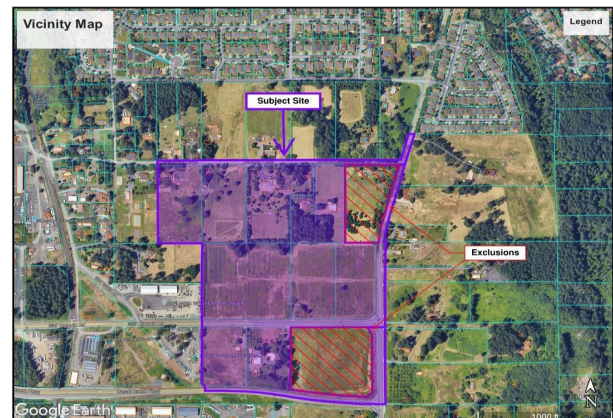
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can be viewed online or obtained at a reasonable cost, by contacting the Planning Division.

- **Staff report materials** will be available for inspection at no cost, at least seven days prior to the hearing. Copies can be obtained for a reasonable cost.
- **Individuals wishing to comment** may do so via email ([mnelson@tualatin.gov](mailto:mnelson@tualatin.gov)) or in writing to the Planning Division prior to the hearing and/or present written and/or verbal testimony at the City Council hearing prior to the close of the written record. Comments should address the identified approval criteria or those criteria that the person commenting believes apply.
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**For additional information contact:**

Madeleine Nelson, Associate Planner: [mnelson@tualatin.gov](mailto:mnelson@tualatin.gov)

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



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Madeleine Nelson, Associate Planner: [mnelson@tualatin.gov](mailto:mnelson@tualatin.gov)

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

## Madeleine Nelson

---

**From:** Madeleine Nelson  
**Sent:** Wednesday, April 2, 2025 12:04 PM  
**To:** Sean Vermilya; ryans@schnizerproperites.com  
**Cc:** Steve Koper  
**Subject:** ANN24-0001 Notice of Hearing  
**Attachments:** ANN 24-0001 Notice.pdf



### NOTICE OF HEARING AND OPPORTUNITY TO COMMENT

**NOTICE IS HEREBY GIVEN** that a public hearing will be held before the City of Tualatin City Council at 7:00 p.m., **Monday, April 28, 2025**, held at the Tualatin City Services Building (10699 SW Herman Road).

**AKS Engineering & Forestry, LLC, on behalf of Schnitzer Properties, LLC, proposes to annex 54.79 acres located south of Tonquin Loop, west of Grahams Ferry Road, and north of Basalt Creek Parkway (Tax Map 2S134DA Lots 500, 600, 700, Map 2S134DB Lot 3000, and Map 2S134DD Lots 100, 200, 300, 450, 500) into the City of Tualatin from unincorporated Washington County. Additionally, the planned annexation includes portions of the rights-of-way of SW Grahams Ferry Road, SW Tonquin Road, SW Tonquin Loop Road, and SW Basalt Creek Parkway that abut the site. Any future development or construction is not considered as part of this application.**

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## Madeleine Nelson

---

**From:** Madeleine Nelson  
**Sent:** Wednesday, April 2, 2025 12:12 PM  
**To:** Sherilyn Lombos; Don Hudson; Kevin McConnell; Heather Heidel; Steve Koper; Mike McCarthy; Tony Doran; Hayden Ausland; Sidaro Sin; Rich Mueller; Tom Steiger; Terrance Leahy; Ernie Castro; Tom Scott; Martin Loring; Lindsey Hagerman; Erin Engman; Keith Leonard  
**Cc:** planning@sherwoodoregon.gov; neamtzu@ci.wilsonville.or.us; Dyami\_Valentine@washingtoncountyor.gov; theresa\_cherniak@co.washington.or.us; deqinfo@deq.state.or.us; landusenotifications@oregonmetro.gov; ODOT\_R1\_DevRev@odot.oregon.gov; baldwinb@trimet.org; LUComments@cleanwaterservices.org; McGladrey, Alexander M.; KHerrod@republicservices.com; apulaski@ttsd.k12.or.us; lburton@ttsd.k12.or.us; gbennett@sherwood.k12.or.us; info@theintertwine.org; Anneleah@tualatinchamber.com; OR.METRO.ENGINEERING@ZIPLY.COM; tod.shattuck@pgn.com; brandon.fleming@pgn.com; kenneth.spencer@pgn.com; David Underwood; richard.girard@nwnatural.com; icrawford@wccca.com; boundary.changes@dor.oregon.gov; kathryn\_vai@washingtoncountyor.gov; allane@cleanwaterservices.org; reischd@cleanwaterservices.org; desimonej@cleanwaterservices.org; samantha.wright@oregonmetro.gov; dave@oregonvalue.com  
**Subject:** ANN24-0001 Notice of Hearing  
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---

**From:** Madeleine Nelson  
**Sent:** Wednesday, April 2, 2025 12:14 PM  
**To:** Riverparkcio@gmail.com; jasuw7@gmail.com; christine@newmountaingroup.com; rockybixby@hotmail.com; katepinamonti@hotmail.com; cynmartz12@gmail.com; cio.East.west@gmail.com; doug\_ulmer@comcast.net; keenanwoods7@gmail.com; keenanwoods7@gmail.com; dana476@gmail.com; crowell248@gmail.com; tualatinmidwestcio@gmail.com; tmpgarden@comcast.net; sixgill@comcast.net; jdrrs80@gmail.com; snoelluwcwle@yahoo.com; danytyrell@gmail.com; MartinazziWoodsCIO@gmail.com; solson.1827@gmail.com; abuenzli\_pdx@hotmail.com; ClaudiaSterling68@gmail.com; kimberlypoole1@aol.com; Tualatinlbachcio@gmail.com; Parsons.Patricia@outlook.com; afbohn@gmail.com; edkcw@comcast.net; fiskelady@hotmail.com; clinefelters@outlook.com; Byromcio@gmail.com; timneary@gmail.com; jujuheir@aol.com; dtcme99@comcast.net; katzmari22@gmail.com; mwestenhaver@hotmail.com; tualatincommercialcio@gmail.com; tualatincommercialcio@gmail.com; scottm@capacitycommercial.com; scottm@capacitycommercial.com; ksdrangsholt@yahoo.com; christine@newmountaingroup.com; robertekellogg@yahoo.com; sonyanybergrygh@gmail.com  
**Cc:** Steve Koper; Megan George; Betsy Ruef  
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# CMG OREGON

## -Ad Proof-

This is the proof of your ad, scheduled to run on the dates indicated below. Please proofread carefully, and if changes are needed, please contact Kristine Humphries prior to deadline at (971) 204-7785 or [Kristine.Humphries@youroregonnews.com](mailto:Kristine.Humphries@youroregonnews.com).

<p><b>Date:</b> 03/31/25 <b>Account #:</b> 146536 <b>File #:</b> ANN 24-0001 <b>Company Name:</b> TUALATIN, CITY OF <b>Contact:</b> LINDSEY HAGERMAN <b>Address:</b> 10699 SW HERMAN RD TUALATIN  <b>Telephone:</b> (503) 691-3053 <b>Fax:</b></p>	<p><b>Ad ID:</b> 356123 <b>Start:</b> 04/09/25 <b>Stop:</b> 04/17/25  <b>Total Cost:</b> \$220.00 <b>Columns Wide:</b> 1  <b>Ad Class:</b> 1216 <b>Phone #</b> (971) 204-7785 <b>Email:</b> <a href="mailto:Kristine.Humphries@youroregonnews.com">Kristine.Humphries@youroregonnews.com</a></p>
<p><b>Run Dates</b></p> <p>The Times 04/10/25 The Times 04/17/25</p>	

**NOTICE OF HEARING  
CITY OF TUALATIN, OREGON**

**NOTICE IS HEREBY GIVEN** that a public hearing will be held before the City of Tualatin City Council at 7:00 p.m., Monday, April 28, 2025, at the Tualatin City Services Building (10699 SW Herman Road).

**You are invited to attend and participate in the public hearing.** Under consideration is the following application: Annexation (ANN 24-0001). The application has been made by AKS Engineering & Forestry, LLC on behalf of Schnitzer Properties, LLC. The proposal would annex 54.79 acres located south of Tonquin Loop, west of Grahams Ferry Road, and north of Basalt Creek Parkway (Tax Map 2S134DA Lots 500, 600, 700, Map 2S134DB Lot 3000, and Map 2S134DD Lots 100, 200, 300, 450, 500) into the City of Tualatin from unincorporated Washington County. Additionally, the planned annexation includes portions of the rights-of-way of SW Grahams Ferry Road, SW Tonquin Road, SW Tonquin Loop Road, and SW Basalt Creek Parkway that abut the site. **Any future development or construction is not considered as part of this application.**

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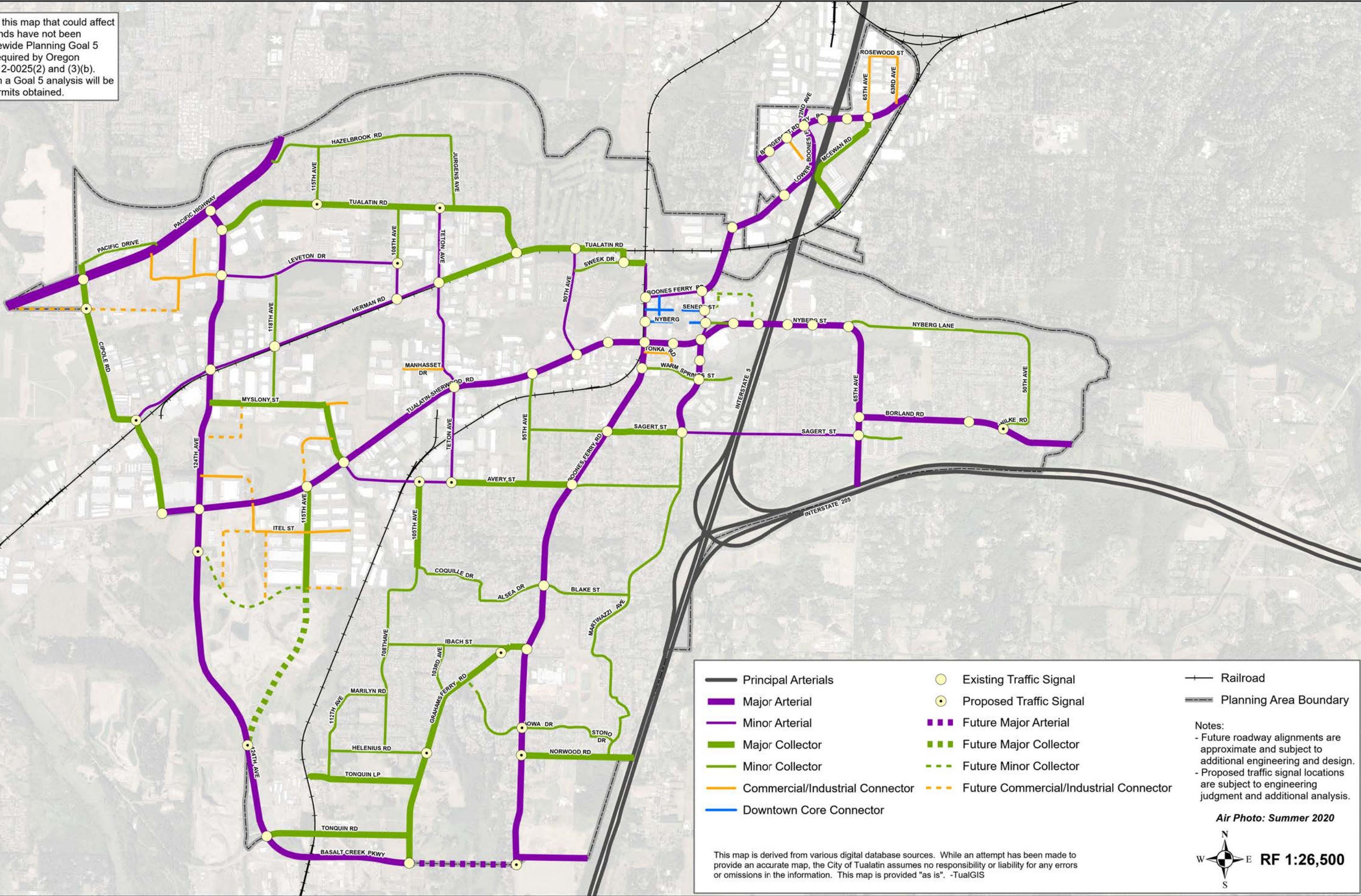
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Published April 10 & 17, 2025.

TT356123

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

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

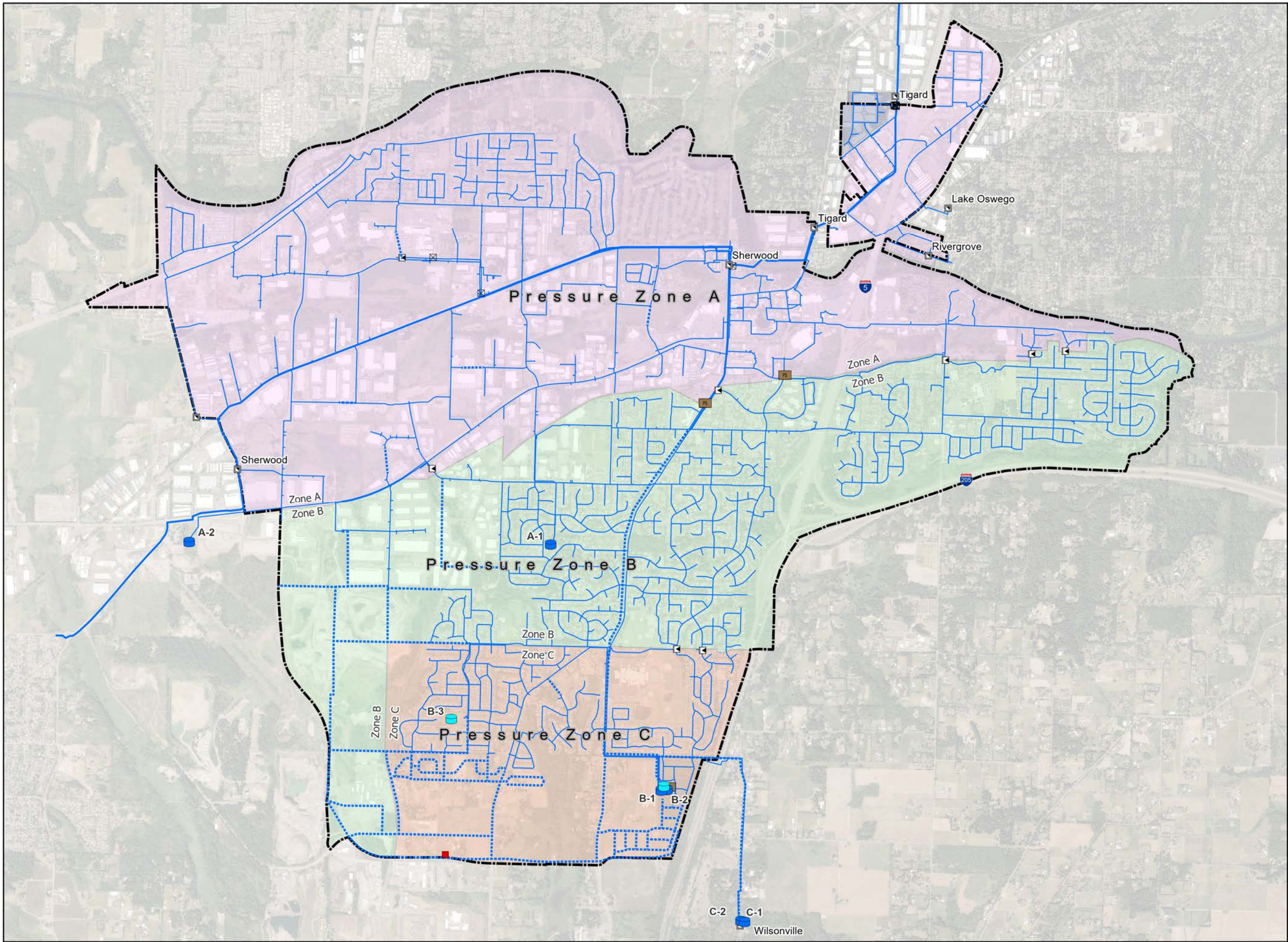


- Pump Stations
- Pressure Reducing-Sustaining Valve
- Pressure Reducing Valve
- Future Pressure Reducing Valve
- Water System Interties
- Existing Reservoirs
- Future Reservoirs
- Transmission Lines
- Distribution System
- Future System Improvements
- A-Level
- B-Level
- C-Level
- Bridgeport



RF 1:26,500

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



City of Tualatin  
Sewer System Master Plan  
Map 9-2

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



RF 1:26,500

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

City of Tualatin  
Storm System Master Plan  
Map 9-3

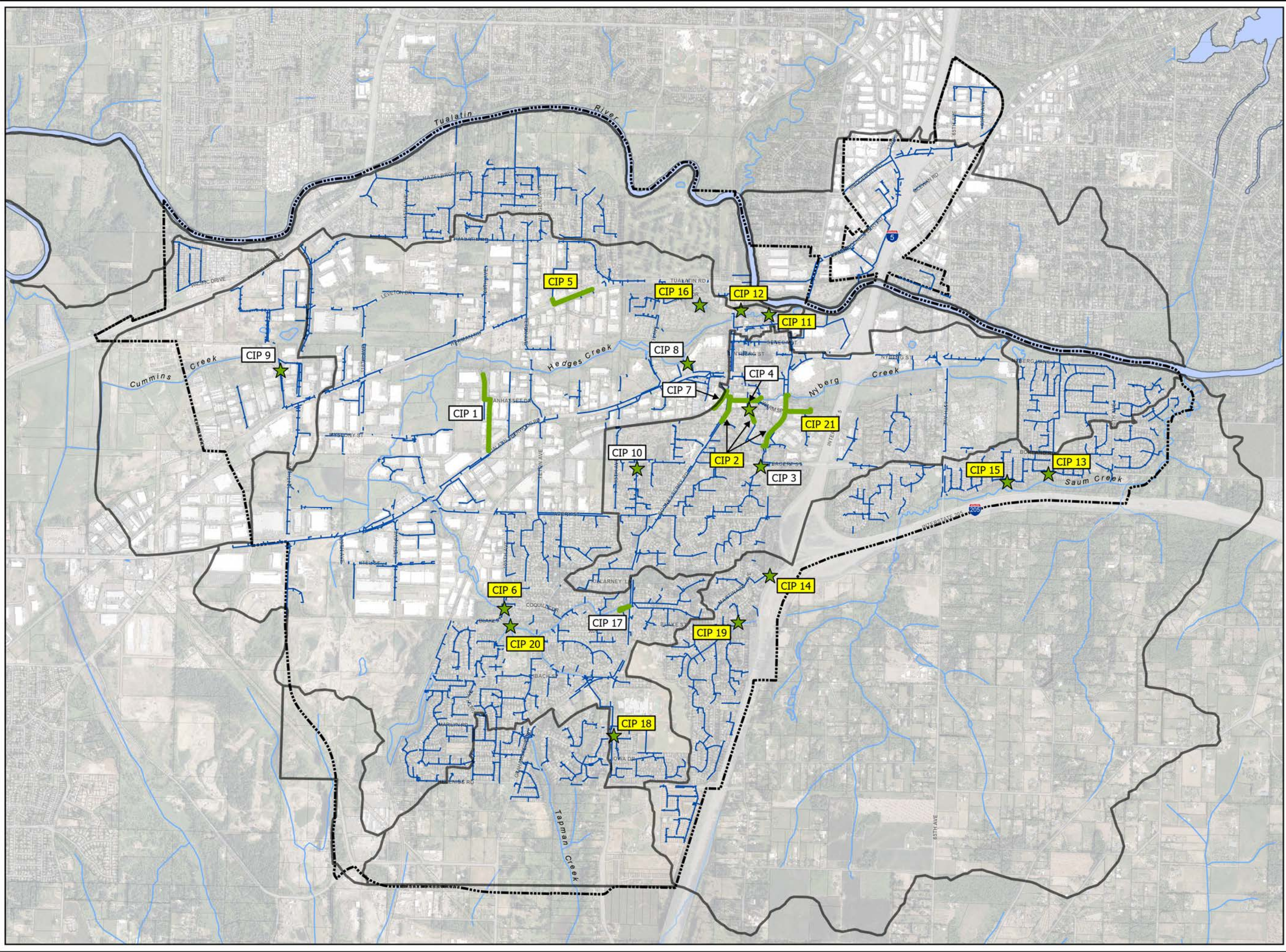
- CIP (Conveyance Pipe or Channel)
- CIP (Other)
- Storm Lines
- Major Drainage Basins
- Planning Area Boundary
- Streams



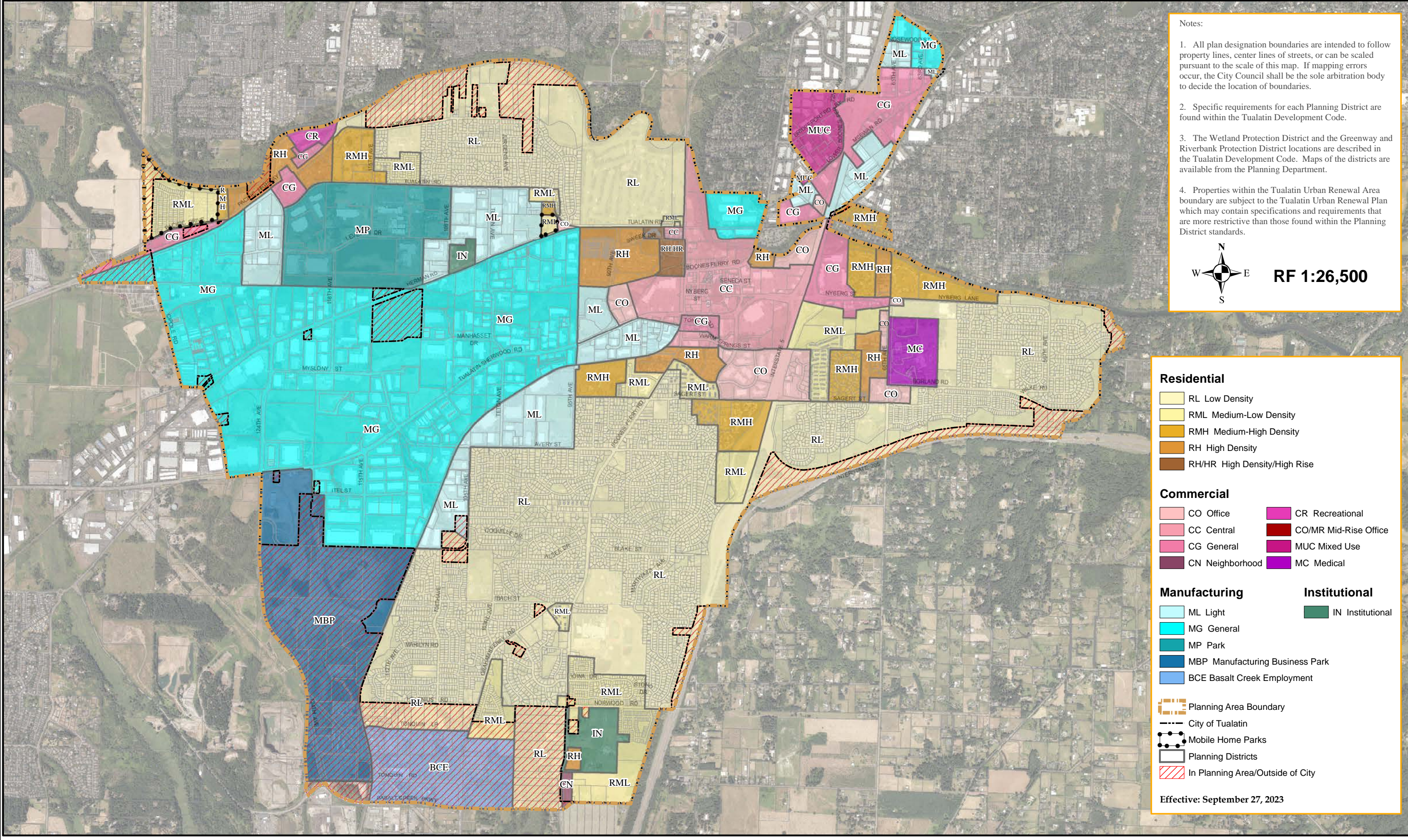
RF 1:26,500

Effective: September 11, 2024

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



# Map 10-1 Comprehensive Plan Map





# WASHINGTON COUNTY

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## OREGON

February 4, 2025

Kim McMillan, Community Development Director  
City of Tualatin  
10699 SW Herman Road  
Tualatin, OR 97062-7092

Dear Ms. McMillan:

Washington County staff have reviewed the materials provided for the City of Tualatin's proposed annexation of properties abutting SW Grahams Ferry Road, Tonquin Loop, Tonquin Road and Basalt Creek Parkway into the City of Tualatin, as shown in the attached graphic. The proposed annexation includes the right-of-way of SW Grahams Ferry Road, SW Tonquin Loop, SW Tonquin Road and SW Basalt Creek Parkway along the property frontage between SW Grahams Ferry Road and Bonneville Power Administration property.

Washington County and the City of Tualatin updated their Urban Planning Area Agreement (UPAA) in 2019. The UPAA contains the following clause in section IV:

*G. The COUNTY shall not oppose annexations to the CITY within the CITY's Urban Planning Area.*

The area in question is located within Tualatin's Urban Planning Area. The only section of affected road designated for long-term jurisdiction in the County's Transportation System Plan is SW Basalt Creek Parkway.

The County consents to this annexation including the right-of-way as shown in the attached graphic with the following stipulations:

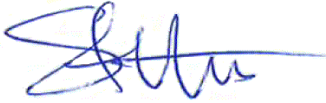
- Washington County requests that Tualatin take roadway jurisdiction and all maintenance responsibility for all portions of SW Grahams Ferry Road from Boones Ferry Road to Basalt Creek Parkway.
- Washington County will retain road jurisdiction and maintenance authority of Basalt Creek Parkway right-of-way, including the portion that will be annexed by the City of Tualatin.
- SW Basalt Creek Parkway is designated as a five-lane arterial in Washington County's Transportation System Plan. Washington County requires that the city include appropriate right-of-way dedication, as determined in consultation with the County Engineer or designee, as a condition of approval for any development application on Tax Lots 450 and 500.
- Within 60 days of the effective date of the annexation of the subject land, the City will submit a City Council resolution to Washington County requesting transfer of roadway

jurisdiction and all maintenance responsibility to the City for all portions of SW Grahams Ferry Road, SW Tonquin Loop and SW Tonquin Road within the newly established City boundary as shown in the attached graphic.

- County will initiate proceedings for the transfer of jurisdiction of all portions of SW Grahams Ferry Road, SW Tonquin Loop and SW Tonquin Road within the newly established boundary as depicted in the attached graphic, from County to City, including public notice and a public hearing, prior to ordering the jurisdictional transfer.

County staff look forward to further coordination with the City of Tualatin on the development of properties and roadway improvements on Basalt Creek Parkway within the Basalt Creek and Southwest areas.

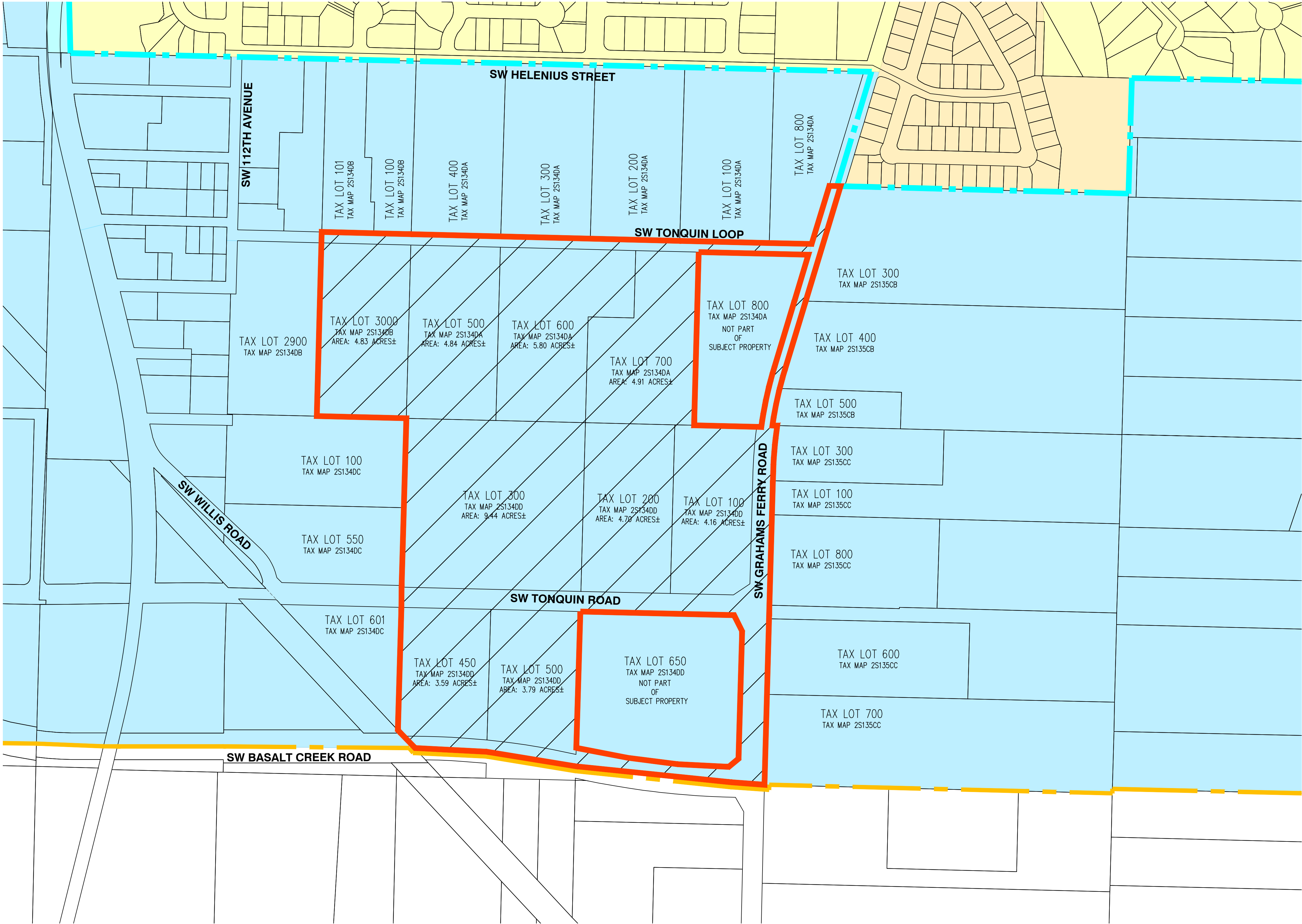
Sincerely,



Stephen Roberts, Director of Land Use & Transportation

Enclosure: Vicinity Map

cc: Carol Johnson, Planning and Development Services Manager  
Stacy Shetler, County Engineer  
Todd Watkins, Operations and Maintenance Division Manager  
Dyami Valentine, Principal Transportation Planner  
Theresa Cherniak, Principal Community Planner



**LEGEND**

WASHINGTON COUNTY ZONING : FD-20

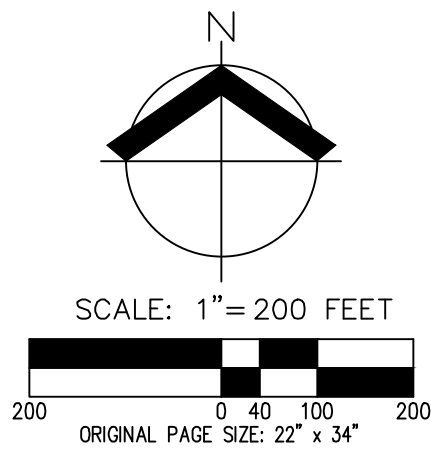
CITY OF TUALATIN ZONING : RL

CITY OF TUALATIN ZONING : RML

CITY OF TUALATIN JURISDICTIONAL BOUNDARY

CITY OF TUALATIN CITY LIMITS

SUBJECT PROPERTY



DATE: 09/13/2024    AKS JOB: 9720

AKS ENGINEERING & FORESTRY, LLC  
12965 SW HERMAN RD, STE 100  
TUALATIN, OR 97062  
503.563.6151  
WWW.AKS-ENG.COM

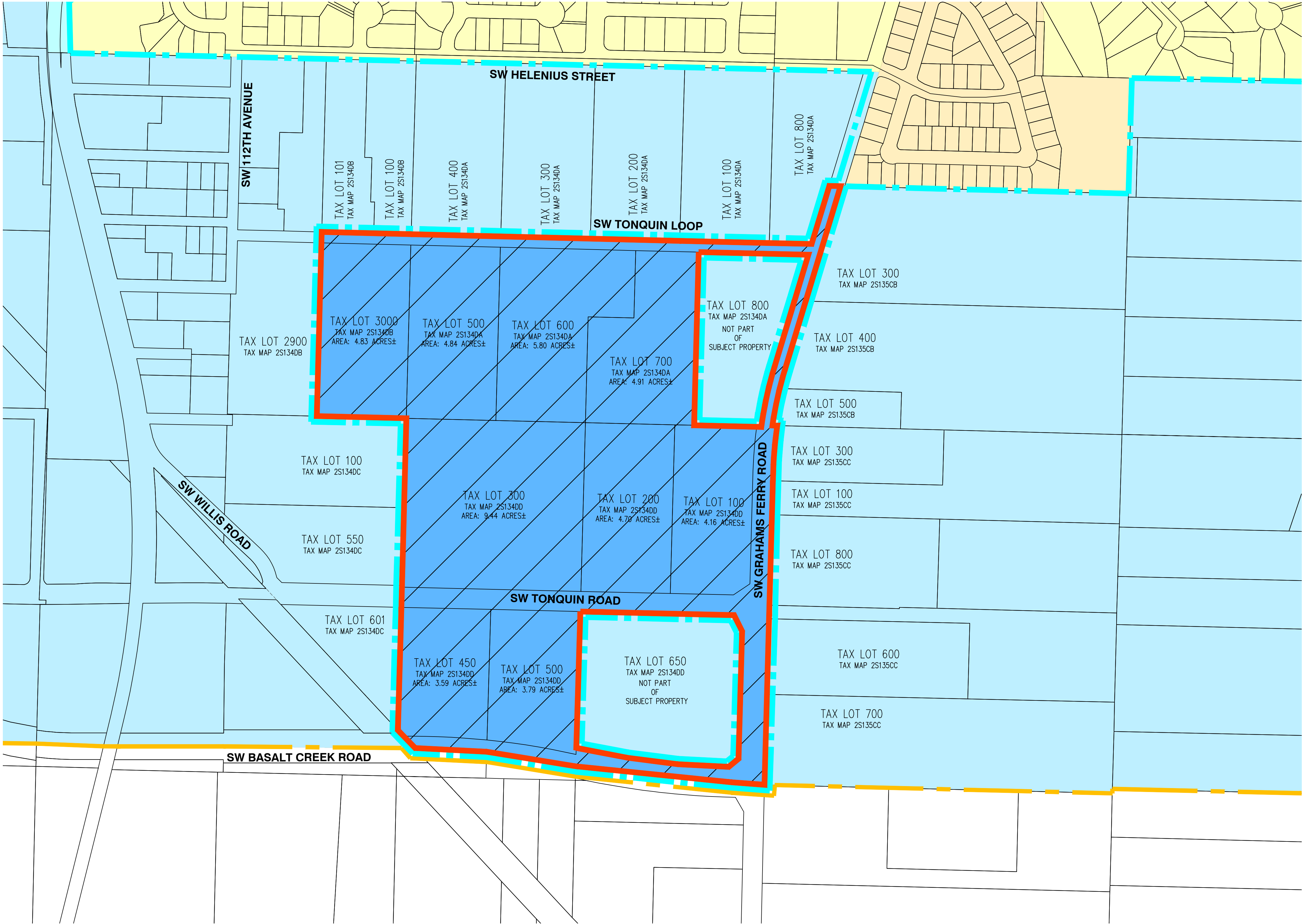


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FORESTRY · PLANNING · LANDSCAPE ARCHITECTURE

EXISTING ZONING

TONQUIN COMMERCE CENTER

SCHNITZER PROPERTIES  
CITY OF TUALATIN, OREGON



**LEGEND**

WASHINGTON COUNTY ZONING : FD-20

CITY OF TUALATIN ZONING : RL

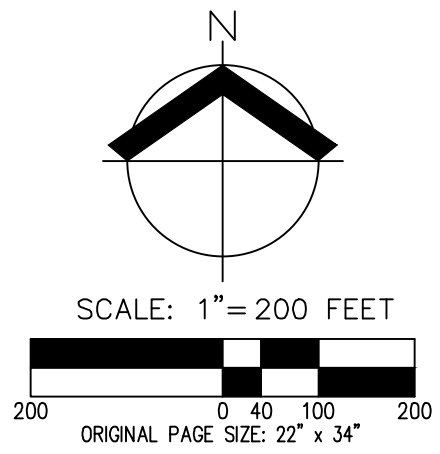
CITY OF TUALATIN ZONING : RML

CITY OF TUALATIN ZONING : BCE

CITY OF TUALATIN JURISDICTIONAL BOUNDARY

CITY OF TUALATIN CITY LIMITS

SUBJECT PROPERTY



DATE: 09/13/2024    AKS JOB: 9720

AKS ENGINEERING & FORESTRY, LLC  
12965 SW HERMAN RD, STE 100  
TUALATIN, OR 97062  
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ANNEXATION PLAN

TONQUIN COMMERCE CENTER

SCHNITZER PROPERTIES  
CITY OF TUALATIN, OREGON

## Madeleine Nelson

---

**From:** Madeleine Nelson  
**Sent:** Thursday, April 10, 2025 3:21 PM  
**To:** cheriselhill@gmail.com  
**Cc:** Steve Koper  
**Subject:** RE: Basalt project and green spaces

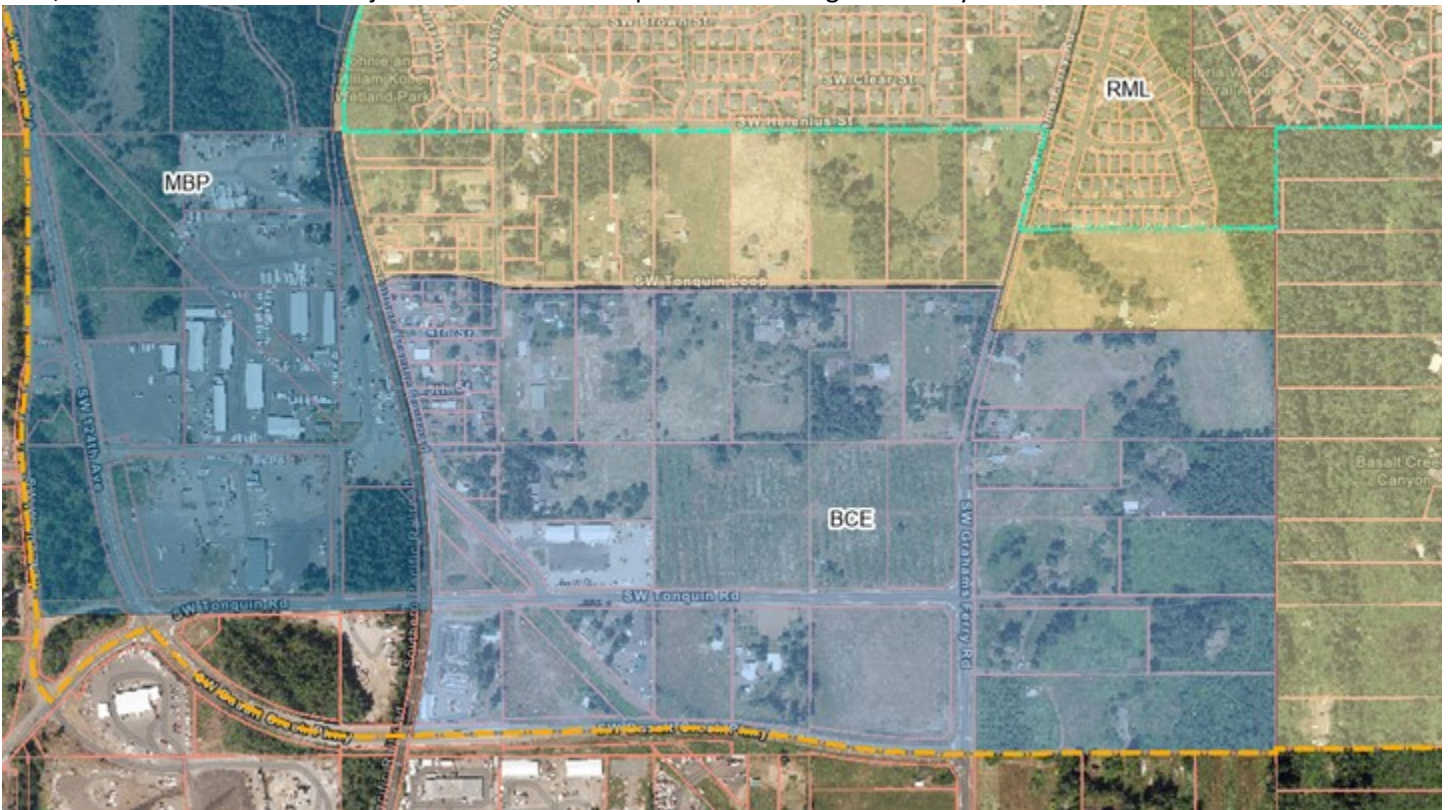
Hi Cherise,

Thanks for the follow-up. Yes, the Parks and Recreation Department would be a great resource for questions and comments on the Basalt Creek Parks & Recreation Plan.

The annexation application (ANN24-0001) would not approve new development or construction of any buildings. If annexed, future development would be subject to all applicable requirements of the [Tualatin Development Code](#). The applicant would need to demonstrate how their proposal would comply with specific site design standards, including noise and lighting standards described in [TDC 73A.140](#) – Basalt Creek Employment (BCE) Design Standards.

All property owners within 1,000 feet measured from the boundaries of the subject property would be provided notice and an opportunity to comment on any future Architectural Review applications.

To note, the sites located south of the green line (Tualatin's current city boundary) are not currently under the jurisdiction of the City of Tualatin. Upon annexation, trees proposed for removal would be reviewed by the city, but as of now, these sites are under the jurisdiction of Unincorporated Washington County.



**Madeleine Nelson**  
Associate Planner  
**Phone:** 503.691.3027

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**From:** Cherise Hill <cheriselhill@gmail.com>  
**Sent:** Wednesday, April 9, 2025 10:20 PM  
**To:** Madeleine Nelson <mnelson@tualatin.gov>  
**Subject:** Re: Basalt project and green spaces

Hi Madeleine,

Thank you for your reply, it may be that I need to email Rich Mueller who it appears is the director of the parks and rec planning.

The main source of information that I found was the PDF from 2021 that describes the plan for the parks and rec part of the basalt creek area which I suppose is east of your planning area. If this area is planned to be a park why are we cutting the trees down already before any plans are made. Wouldn't it be better to incorporate the old growth trees into the plans?

tualatinoregon.gov

I have not seen any community input with concern for noise and light pollution so close to our neighborhood. What can we do to help ensure there specific requirements for dark sky infrastructure for the new development?

On the other topic, I can't find the stoplight map right now but I know it's on the Tualatin website. I'll keep looking and find who I need to contact about that.

Thanks much,  
Cherise Hill

Sent from my iPhone

On Apr 9, 2025, at 3:59 PM, Madeleine Nelson <[mnelson@tualatin.gov](mailto:mnelson@tualatin.gov)> wrote:

Hi Cherise,

Thank you for your email. I am the planner reviewing the annexation application that proposes to annex 54.79 acres of land into the Basalt Creek Employment (BCE) Planning District (Casefile ANN24-0001). The annexation application will be heard at the City Council public hearing on April 28, 2025, at 7 pm. At this time, no development is being reviewed under the annexation application.

Additional details on the proposal can be found on the City's Projects Page:  
<https://www.tualatinoregon.gov/planning/ann-24-0001-tonquin-commerce-center-annexation>

To better assist you with your questions, would you be able to provide a copy/or link to the maps you are referencing in your comments below?

**Madeleine Nelson**  
Associate Planner  
**Phone:** 503.691.3027

**From:** Cherise Hill <[cheriselhill@gmail.com](mailto:cheriselhill@gmail.com)>  
**Sent:** Tuesday, April 8, 2025 9:18 PM  
**To:** Madeleine Nelson <[mnelson@tualatin.gov](mailto:mnelson@tualatin.gov)>  
**Subject:** Basalt project and green spaces

Hi Madeline,

Is this the right email to discuss the BCE project surrounding the Grahams Ferry/Tonquin Road area? I accidentally emailed the Wilsonville side of planning and they gave me your email.

The Basalt Creek Manufacturing Park does not match the maps listed for green spaces. I see old-growth trees have been felled there where I see for the sale signs, which doesn't line up with the plans for a green space in the Basalt Creek "central region". In the same document there is a contradictory map that shows the west and central region as a manufacturing park (BCE I assume). This will create a similar, and, significant light and sound pollution that we have already been learning to deal with from the development area to the west.

Do we have updated maps for those planned green spaces --- I'm concerned that not enough is being done to provide an adequate habitat for the trees and creatures Tualatin's history says we value, land to capture water, and add to Tualatin's beauty as a whole. I would have hoped the Basalt Green space could have been similar to Wilsonville's Graham Oak Nature Park in size and overall benefit to the public and habitat. My property has been certified with Portland's Native Backyard Habitat program so watching the tall trees come down is painful to see the area lose the raptor habitat right south of our residential areas, especially considering Tualatin is a Tree and Bee City.

I know there is a hearing scheduled for Monday April 28, 2025 and I'd be happy to attend but I'm not sure if it's a public hearing and that doesn't really address my main questions about what is happening with the green space plans that included this area.

On another topic, I see a planned stoplight for Ibach/Graham's Ferry but how will Columbia drive drop off into that without creating a 5 road intersection? I see that becoming a real mess.

Thank you for your time,  
Cherise Hill, DVM  
Chehalis Court, Tualatin, OR