Oregon
Theodore R. Kulongoski, Governor

Department of Land Conservation and Development
635 Capitol Street, Suite 150
Salem, OR 97301-2540
(503) 373-0050
Fax (503) 378-5518
www.lcd.state.or.us

NOTICE OF ADOPTED AMENDMENT

05/16/2011

TO: Subscribers to Notice of Adopted Plan or Land Use Regulation Amendments

FROM: Plan Amendment Program Specialist

SUBJECT: City of Tualatin Plan Amendment
DLCD File Number 002-11

The Department of Land Conservation and Development (DLCD) received the attached notice of adoption. Due to the size of amended material submitted, a complete copy has not been attached. A Copy of the adopted plan amendment is available for review at the DLCD office in Salem and the local government office.

Appeal Procedures*

DLCD ACKNOWLEDGMENT or DEADLINE TO APPEAL: Thursday, May 26, 2011

This amendment was submitted to DLCD for review prior to adoption with less than the required 45-day notice. Pursuant to ORS 197.830(2)(b) only persons who participated in the local government proceedings leading to adoption of the amendment are eligible to appeal this decision to the Land Use Board of Appeals (LUBA).

If you wish to appeal, you must file a notice of intent to appeal with the Land Use Board of Appeals (LUBA) no later than 21 days from the date the decision was mailed to you by the local government. If you have questions, check with the local government to determine the appeal deadline. Copies of the notice of intent to appeal must be served upon the local government and others who received written notice of the final decision from the local government. The notice of intent to appeal must be served and filed in the form and manner prescribed by LUBA, (OAR Chapter 661, Division 10). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

*NOTE: The Acknowledgment or Appeal Deadline is based upon the date the decision was mailed by local government. A decision may have been mailed to you on a different date than it was mailed to DLCD. As a result, your appeal deadline may be earlier than the above date specified. NO LUBA Notification to the jurisdiction of an appeal by the deadline, this Plan Amendment is acknowledged.

Cc: Aquilla Hurd-Ravich, City of Tualatin
Gloria Gardiner, DLCD Urban Planning Specialist
Jennifer Donnelly, DLCD Regional Representative
Amanda Punton, DLCD Regional Representative

Thomas Hogue, DLCD Regional Representative

<paa> YA

FORM 2 DLCD
Notice of Adoption

This Form 2 must be mailed to DLCD within **5-Working Days after the Final Ordinance is signed** by the public Official Designated by the jurisdiction and all other requirements of ORS 197.615 and OAR 660-018-000

☐ In person ☐ electronic ☐ mailed

DATE STAMP

DEPT OF

MAY 09 2011

LAND CONSERVATION AND DEVELOPMENT

For Office Use Only

Jurisdiction: **City of Tualatin**

Local file number: **PTA-10-04**

Date of Adoption: **4/25/2011**

Date Mailed: **4/29/2011**

Was a Notice of Proposed Amendment (Form 1) mailed to DLCD? ☒ Yes ☐ No Date:

☒ Comprehensive Plan Text Amendment

☒ Comprehensive Plan Map Amendment

☒ Land Use Regulation Amendment

☐ Zoning Map Amendment

☒ New Land Use Regulation

☐ Other:

Summarize the adopted amendment. Do not use technical terms. Do not write "See Attached".

Establishes a comprehensive plan and development regulations to implement the Southwest Concept Plan. Plan Text Amendment 10-04 amends Tualatin Development Code Chapters 1, 2, 4, 7, 9, 11, 12, 13, 14, 37, 73, and 75, adds a new Chapter 64 Manufacturing Business Park (MBP) Planning District, and amends associated figures and maps. The companion Plan Map Amendment 10-02 amends Community Plan Map 9-1 to designate a portion of the planning area with the MBP District.

Does the Adoption differ from proposal? No, no explaination is necessary

Plan Map Changed from: **n/a** to:

Zone Map Changed from: **n/a** to:

Location: **n/a** Acres Involved:

Specify Density: Previous: **n/a** New:

Applicable statewide planning goals:

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
☒	☒	☐	☐	☒	☒	☒	☒	☒	☐	☒	☒	☒	☒	☐	☐	☐	☐	☐

Was an Exception Adopted? ☐ YES ☒ NO

Did DLCD receive a Notice of Proposed Amendment...

45-days prior to first evidentiary hearing? ☒ **Yes** ☐ **No**

If no, do the statewide planning goals apply? ☐ **Yes** ☐ **No**

If no, did Emergency Circumstances require immediate adoption? ☐ **Yes** ☐ **No**

DLCD File No. 002-11 (18685) [16640]

DLCD file No. _____
Please list all affected State or Federal Agencies, Local Governments or Special Districts:

Local Contact: **Aquilla Hurd-Ravich** Phone: **(503) 691-3028** Extension:

Address: **18876 SW Martinazzi Ave** Fax Number: **503-692-0147**

City: **Tualatin** Zip: **97062-** E-mail Address: **ahurd-ravich@ci.tualatin.or.us**

ADOPTION SUBMITTAL REQUIREMENTS

This Form 2 must be received by DLCD no later than 5 working days after the ordinance has been signed by the public official designated by the jurisdiction to sign the approved ordinance(s)
per ORS 197.615 and OAR Chapter 660, Division 18

1. This Form 2 must be submitted by local jurisdictions only (not by applicant).
2. When submitting the adopted amendment, please print a completed copy of Form 2 on light **green paper if available**.
3. Send this Form 2 and **one complete paper copy** (documents and maps) of the adopted amendment to the address below.
4. Submittal of this Notice of Adoption must include the final signed ordinance(s), all supporting finding(s), exhibit(s) and any other supplementary information (ORS 197.615).
5. Deadline to appeals to LUBA is calculated **twenty-one (21) days** from the receipt (postmark date) by DLCD of the adoption (ORS 197.830 to 197.845).
6. In addition to sending the Form 2 - Notice of Adoption to DLCD, please also remember to notify persons who participated in the local hearing and requested notice of the final decision. (ORS 197.615).
7. Submit **one complete paper copy** via United States Postal Service, Common Carrier or Hand Carried to the DLCD Salem Office and stamped with the incoming date stamp.
8. Please mail the adopted amendment packet to:

ATTENTION: PLAN AMENDMENT SPECIALIST
DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT
635 CAPITOL STREET NE, SUITE 150
SALEM, OREGON 97301-2540

9. **Need More Copies?** Please print forms on **8½ -1/2x11 green paper only if available**. If you have any questions or would like assistance, please contact your DLCD regional representative or contact the DLCD Salem Office at (503) 373-0050 x238 or e-mail **plan.amendments@state.or.us**.

APPROVED BY TUALATIN CITY COUNCIL
Date 4-25-11
Recording Secretary

STAFF REPORT
CITY OF TUALATIN

TO: Honorable Mayor and Members of the City Council

THROUGH: Sherilyn Lombos, City Manager

FROM: Linda Odermott, Paralegal
Brenda Braden, City Attorney

DATE: 04/25/2011

SUBJECT: Ordinances Adopting a Comprehensive Plan Implementing the Southwest Tualatin Concept Plan; Amending TDC Chapters 1,2,4,7,9,11,12,13,14,37,73, and 75; Adding a New Chapter 64 Manufacturing Business Park (MBP) Planning District; and Amending the Community Plan Map 9-1 (PTA-10-04 and PMA-10-02)

ISSUE BEFORE THE COUNCIL:

The Council will consider Ordinances that would amend the Tualatin Development Code (TDC) and the Community Plan Map 9-1 to adopt a comprehensive plan implementing the Southwest Tualatin Concept Plan (SWCP).

RECOMMENDATION:

Staff recommends the City Council approve the Ordinances referenced as PTA-10-04 and PMA-10-02 implementing the Southwest Tualatin Concept Plan (SWCP)

EXECUTIVE SUMMARY:

On April 11, 2011 the Council held a public hearing on the Ordinances to decide whether to approve the changes to the Tualatin Development Code (TDC) and the Plan Map 9-1. At the conclusion of the public hearing, the Council approved the ordinance by a vote of 7-0, and directed Staff to bring back the Ordinance for adoption on April 25, 2011. Additionally, Council directed staff to pursue a seperate Plan Text Amendment that will add an Overlay District to Chapter 64.

Attachments:

A - Ordinance for PMA 10-02
B - Ordinance for PTA 10-04
C - Analysis & Findings -Exhibit D of PTA 10-04

ORDINANCE NO. 1321-11

AN ORDINANCE RELATING TO AMENDING THE COMMUNITY PLAN IMPLEMENTING THE SOUTHWEST TUALATIN CONCEPT PLAN (SWCP); AMENDING TDC CHAPTERS 1,2,4,7,9,11,12,13,14,37,73,AND 75; AND ADDING A NEW CHAPTER 64 MANUFACTURING BUSINESS PARK (MBP) PLANNING DISTRICT (PTA-10-04)

WHEREAS upon the application of the Community Development Department, a public hearing was held before the City Council of the City of Tualatin on Month Day, Year, related to a Plan Text Amendment of the TDC; and amending TDC Chapters 1, 2, 4, 7, 9, 11, 12, 13, 14, 37, 73, and 75; and adding a new chapter 64 Manufacturing Business Park (MBP) Planning District to the TDC (PTA-10-04); and

WHEREAS notice of public hearing was given as required under the Tualatin Development Code by publication on in The Times, a newspaper of general circulation within the City, which is evidenced by the Affidavit of Publication marked "Exhibit A," attached and incorporated by this reference; and by posting a copy of the notice in two public and conspicuous places within the City, which is evidenced by the Affidavit of Posting marked "Exhibit B," attached and incorporated by this reference; and by mailing a copy of the notice under Tualatin Development Code, which is evidenced by the Affidavit of Mailing marked "Exhibit C"; and

WHEREAS the Council conducted a public hearing on April 11, 2011, and heard and considered the testimony and evidence presented by the City staff and those appearing at the public hearing; and

WHEREAS after the conclusion of the public hearing, the Council vote resulted in approval of the application by a vote of [7-0],

WHEREAS based upon the evidence and testimony heard and considered by the Council and especially the City staff report dated Month Day, Year, the Council makes and adopts as its Findings of Fact the findings and analysis in the staff report attached as "Exhibit D," which are incorporated by this reference; and

WHEREAS based upon the foregoing Findings of Fact, the City Council finds that it is in the best interest of the residents and inhabitants of the City and the public; the public interest will be served by adopting the amendment at this time; and the amendment conforms with the Tualatin Community Plan; and therefore, the Tualatin Development Code should be amended.

THE CITY OF TUALATIN ORDAINS AS FOLLOWS:

Section 1. The following definition is added to TDC 1.020 in alphabetical order read as follows:

Southwest Tualatin Concept Plan (SWCP). A Guide to the industrial development of a 614 acre Urban Growth Boundary Expansion area outside the Tualatin Planning Area when the SWCP was accepted by the Tualatin City Council on October 11, 2010.

Section 2. TDC 2.010 is amended to read to as follows:

(1) The City of Tualatin's first Comprehensive Plan was adopted in 1972, 59 years after the City was incorporated in 1913. In 1975, the City adopted a plan for the City's Urban Renewal Area, and then produced a more detailed Renewal Plan in 1977. Since the adoption of the 1972 Plan, the City has seen rapidly changing circumstances that have created the need for a revised plan. These circumstances included the establishment of the State Land Conservation and Development Commission (LCDC), adoption of the Statewide Planning Goals, annexation of most of the industrial area west of the City in 1982, and accelerated economic development that has occurred since 1972 in the Tualatin area.

(2) In 1973, the Oregon Legislature passed a law establishing the Land Conservation and Development Commission (LCDC) and empowered the Commission to adopt Statewide Planning Goals. The Legislature also required all Oregon cities and counties to adopt plans and ordinances in conformance with the statewide goals and to coordinate their plans with each affected local general purpose government or special district. Each city or county also had to prepare a plan that considered state and federal government programs. To help each local government prepare a plan to meet the planning goals, the State Legislature allocated considerable sums of money to provide planning grants to the local jurisdictions. This planning effort has been achieved by using some of those grant funds.

(3) While the Statewide Planning Goals were being formulated, the nation was recovering from an economic recession. Tualatin was only beginning to feel the double impact of renewed economic growth. At the same time, development of the metropolitan urban fringe finally met and passed Tualatin's border. Because of these factors, the City is now experiencing an unprecedented development boom that must be guided by an adequate plan that will ensure the long-term livability of the City. While the 1972 Plan was adequate for its time, a new plan, building on the strengths of the old plan, was necessary to provide an adequate guide for current and future City growth.

(4) After six years of work, Tualatin adopted a revised comprehensive plan on October 22, 1979, which, with amendments, was acknowledged as being in compliance with the Statewide Goals and Guidelines by the LCDC on September 24, 1981.

(5) The Tualatin Plan is unique in that it involves a single document integrating both the traditional comprehensive plan and zoning ordinance into a single development code. This direction is followed in the land use mapping by having only one map with

planning districts rather than a zone map and a plan map. With this approach, Tualatin has given a very strong legal authority to its planning programs.

(6) The 1979 Tualatin Plan dealt with land, both within the City limits and in the unincorporated area, out to the Metropolitan Service District (METRO) Urban Growth Boundary (UGB). However, the acknowledgement of the plan by the LCDC was only for the City limits. Therefore, the 1979 plan was termed "complementary" in that it dealt only with land inside the limits and left the growth areas reaching to the UGB to Washington County for detailed planning and administration. It was the County's responsibility to finalize the plan for this area so that it could be acknowledged by the LCDC.

(7) Planning responsibility shifted to the City with the October 1982 annexation of most of the Industrial Planning Area. At that time, Tualatin and Washington County agreed that the City would assume planning responsibility for the unincorporated balance of the planning area. In order to fulfill this responsibility, the City prepared two separate land use plan amendments, one for the newly annexed industrial area and another for the unincorporated, predominantly residential balance of the planning area. At the same time, the City prepared up-dates of the Transportation and Sewer and Water elements of the Public Facilities Plan. These three amendments, scheduled for adoption in 1983, were intended to bring the total plan into "active" status. This means that the City has taken authority for its own growth lands and is planning for those lands so that they can be best integrated into one community.

(8) Map [9-2] shows the Western Industrial District, the Industrial Planning Area, and the individual industrial areas.

(9) Map [9-2] shows the individual Residential Planning Areas.

(10) The Northwest Tualatin Concept Plan technical document development occurred in 2004/05 based on a Metro Urban Growth Boundary expansion in December 2002. The concept plan focus is on industrial uses and related public infrastructure.

(11) The Southwest Tualatin Concept Plan (SWCP) technical document was accepted in October 2010 based on a Metro Urban Growth Boundary expansions in December 2002 and June 2004 and the 1173 acre "Knife River Urban Reserve". The concept plan for industrial development of 615 acres of land in the southwestern corner of Tualatin is based on Metro Urban Growth Management Functional Plan (MUGMFP) Title IV Industrial Land Policy. Title XI Planning for New Urban Areas, a Metro Regionally Significant Industrial Area (RSIA) designation and other conditions in Metro Ordinances specific to the SWCP area.

The SWCP focuses on industrial uses and related public infrastructure. The SWCP requires a minimum of one 100 acre and one 50 acre parcel for industrial development within the properties designated as RSIA and provides for a limited

commercial area in the properties north of SW Blake Street that is intended as local services for SWCP industrial facilities and employment.

Section 3. TDC 2.040 is amended to read as follows:

(1) The beginning of any planning effort includes a definition of the area to be studied. This planning effort studied an area that is described on the Plan Map in Chapter 9 and referred to as the Study Area.

(2) Subsequent modifications to the original Study Area include Urban Reserve Area 43 in 1998 and the Northwest Tualatin Concept Plan (2005) areas.

(3) The study area corresponds to the Urban Growth Boundary (UGB) adopted by the Columbia Region Association of Governments (CRAG) in 1976 or as modified by Metro in 1981, 1986, 1991, 1998, ~~and~~ 2002 and 2004. In the eastern and southern portions of the City the line follows the 1976 UGB and the Metro 2002 and 2004 UBG Expansion Decision and the Urban Reserve recommended by Metro in 2010. The western portion of the Study Area corresponds to a line generally following Cipole Road, Pacific Highway and the Bonneville Power Administration right-of-way, while the northern portion of the Study Area follows the natural divide of the Tualatin River and the political boundaries of the cities of Durham, Tigard, Lake Oswego and Rivergrove.

Section 4. TDC 4.065 is added to read as follows:

(1) Metro Code Urban Growth Management Functional Plan (MUGMFP) Section 3.07.1120 requires the City to adopt comprehensive plan provisions and land use regulations for areas added to the Urban Growth Boundary (UGB) that are identified as the responsibility of the City. The adopted plan provisions and regulations are to address the requirements of Section 3.07.1120(c).

(2) In December, 2002 (Metro Ordinances No. 02-969B & 02-990A) and June, 2004 (Metro No. 04-1040B) Metro expanded the UBG to include 382 acres of land in the southwestern corner of Tualatin. Of this area, 302 acres were designated as Regionally Significant Industrial Area (RSIA) and the remaining acreage was designated as Industrial. Specific conditions were place by Metro relating to compliance with MUGMFP Titles 3, 4, & 11, lot sizes, and commercial restrictions. The Southwest Tualatin Concept Plan (SWCP) area was accepted by the City in October, 2010, encompassed the 382 acres added to the UGB in 2002 and 2004, a 50 acre property within the Tualatin Planning Area, 117 acres identified in Metro's 2010 Urban Reserve process as the "Knife River Area" and 66 acres south of Tonquin Road east of the railroad brought into the UGB in 2004.

(3) In March 2011, Plan Amendments implementing the SWCP for the 431 acre Southwest and Regionally Significant Industrial Area portion of the SWCP Area were

approved by the City Council. The amendments were not applied to the 117.5 acre "Urban Reserve" designated by Metro and the 65.5 acre "Basalt Creek" area to be considered in the Basalt Creek Concept Plan.

Section 5. TDC 7.010 is amended to read as follows:

(1) Tualatin's relationship to road and rail access has provided a favorable environment for industrial development. The City's industrial area is bisected by two railroads, the Burlington Northern and the Southern Pacific, and is served by the Interstate 5 Freeway which, in turn, provides access to the Interstate 205 Freeway and the State Highway 217 Expressway. These transportation facilities provide good multi-mode access to the whole of the Portland Metropolitan Area, the Willamette Valley, and to national markets. Because the area has good access to the transportation system, large areas of land have been zoned for industrial use, both in the City and west of the City in Washington County.

(2) Most of the existing industrial land use in the Tualatin area is located between or adjacent to the Burlington Northern and Southern Pacific rail lines. Smaller pockets of industrial land occur immediately north of downtown Tualatin and in the vicinity of the Lower Boones Ferry Road/Interstate 5 Freeway interchange. The amount of land zoned for industrial use is substantial. The amount actually used is small. Data developed in the Phase I - Technical Memoranda, together with supplementary information developed by the City's economic consultants, indicate that the Portland region annually absorbs 240 acres and Tualatin can be expected to utilize 9 to 15 acres of industrial land per year. There are 1,975 acres of industrially zoned land within the Tualatin Study Area, and 304 acres are currently being used. The City contains 650 acres of industrially zoned land, with 577 of those acres now vacant. While some of Tualatin's industrially zoned land is poorly drained or has weak foundation soils, the majority of the industrially zoned land is either buildable or can be made buildable. Subtracting existing industrial uses and the worst-drained areas, the City has approximately 450 acres of vacant industrial land within its City limits. While this industrial land supply exceeds that needed to meet the City's needs for the year 2000, few land parcels that were originally planned for industrial use were converted to other uses in the Plan. This was because industries that owned the land were committed to future development of their particular sites, and because most of the area is impacted by existing scattered industrial development. Additionally, the City wishes to maximize industrial development within the City to produce revenue for public amenities in the City. A surplus of additional industrial land will help to maintain Tualatin's competitiveness in the industrial land market.

(3) The existing scattered distribution of industrial uses is a problem because it restricts choice of land use alternatives and makes it expensive to provide appropriate urban services such as public water and sewer service and fire protection. Consequently, this Plan emphasizes the short-term concentration of industrial development within the City limits.

(4) Industrial development in Washington County will affect Tualatin's industrial future. This area west of the City now contains scattered industrial development without public water or sewer services and minimum fire protection. While current County zoning allows only uses that have a minimum capital equipment investment and are not labor-intensive, the amount of industrially zoned land exceeds 1,000 acres, and the aggregate effect on traffic could impact the development of industrial land within the City. This is because most traffic traveling to and from this outlying industrial area must pass through the City's Nyberg Street/Tualatin-Sherwood Road corridor to reach the region's freeway system. As stated in the Transportation Plan, additional transportation access must be developed to minimize the effect of industrial development west of Tualatin. The proposed I-5/Norwood Road interchange would help to alleviate a portion of this problem. Additionally, it is anticipated that, because land values for land without standard urban public services are approximately 1/2 those values inside the City, there will be pressure to develop inexpensive County land before land in the City. More industrial growth west of the City could eventually place the City's roadway system at capacity before it has developed its proportionate share of industrial land, thus making it difficult to develop the remainder of the City's industrial land. In other words, the continued availability of inexpensive County industrial land could place City industrial land at a competitive disadvantage in the industrial land marketplace.

(5) Despite the problems described above, it is expected that lower-intensity industrial growth will continue to occur in Washington County west of the City, and that there will be increasing pressure to convert this land to full industrial development. Consequently, this area is eventually expected to become a part of the City of Tualatin, if the problems of transportation access can be solved. Consequently, it is an objective of this Plan to study methods of eventually accommodating, within the City, the industrial growth that is expected to occur in this area.

(6) Specific problems related to the development of land inside the City include poor drainage, poor north/south roadway access, lack of sewer and water services, and noise and other environmental problems. The central portion of the industrial area between Herman and Tualatin/Sherwood Roads is poorly drained and contains the Hedges Creek Marsh, the largest wetland area in Washington County. The Plan proposes the preservation of a portion of this approximately 80-acre natural area and anticipates the definition of an area surrounding the Marsh in which industrial development would be allowed. Currently, industrial traffic in Tualatin's central industrial area must travel long distances through downtown or on Cipole Road to travel from southern to northern industrial areas. As many local industries utilize each others' services, it is inconvenient and uneconomic to continue this arrangement of roadways. Consequently, the Transportation Plan proposes a new north-south roadway through the central industrial area in the 102nd - 104th corridor. Lack of sewer services in the northwestern portion of the City's main industrial area also has been a handicap to industrial development. Two newly formed local improvement districts, one for new roadway, sewer and water improvements in the 102nd - 104th corridor, and one for a major interceptor sewer paralleling Tualatin and Herman Roads, have been

implemented to solve the major utility and traffic circulation problems in the industrial area. Industrial noise and odors have already begun to affect adjacent residential areas. One of the objectives of this Plan element and other elements is to develop specific and en-forcible design standards that minimize future environmental conflicts between industrial, commercial and residential land uses.

(7) One of the most efficient methods of minimizing industrial impacts on commercial and residential uses is to restrict the types and location of uses that are allowed in the City's industrial districts. The types of industrial uses contemplated by the Plan eliminate those uses which are considered most obnoxious, such as creosote treatment of products, manufacture of harmful chemicals, forge plants, and auto wrecking. Uses that are allowed will be in the medium-to-light intensity range, although they will be specifically referred to as "light" and "general" for ease of understanding. The light industrial uses are arranged in the Plan to be adjacent to residential areas to minimize environmental conflicts as much as possible. Because industrial processes change rapidly due to new technology, it is also intended that some industrial uses proposed in the general use category may be appropriate in a lighter use area, if properly designed to mitigate adverse environmental impacts.

(8) While most of Tualatin's industrial land is located between Tualatin Road and Avery Street in the western portion of the City, there are small amounts of industrial land located in the northern portion of the City and lying on either side of the Lower Boones Ferry Road/ Interstate 5 Freeway interchange. The Plan has maintained, as industrial use, those areas that are now committed to industrial development. However, some land previously zoned industrial has been converted to a commercial designation because of the residential character of the area and proximity to the freeway. The industrial land in this area is designated on the Plan as light industrial because of the area's proximity to commercial and residential areas.

(9) In December 2002 METRO expanded the Urban Growth Boundary adding land west of Cipole Road and south of the north right-of-way line of SW Pacific Highway for industrial development to assist in meeting the overall regional need for a 20-year supply of industrial land.

(10) In December 2002 and June 2004 Metro expanded the Urban Growth Boundary to include 382 acres of land south of SW Tualatin Sherwood Road in the area east of a future 124th Avenue. 302 acres of this area were designated by Metro as Regionally Significant Industrial Area (RSIA) and the remaining acreage was designated Industrial. The area was addressed in the Southwest Tualatin Concept Plan and was accepted by the City in October 2010.

Section 6. TDC 7.030 is amended to read as follows:

The following are general objectives used to guide development of the Plan and that should guide implementation of the Plan's recommendations:

(1) Encourage new industrial development.

(2) Provide increased local employment opportunity, moving from 12 percent local employment to 25 percent, while at the same time making the City, and in particular the Western Industrial District, a major regional employment center.

(3) Improve the financial capability of the City, through an increase in the tax base and the use of creative financing tools.

(4) Preserve and protect, with limited exceptions, the City's existing industrial land.

(5) Cooperate with Washington County, METRO, and the State of Oregon to study the methods available for providing transportation, water, and sewer services to the Western Industrial District.

(6) Fully develop the Western Industrial District and the Southwest Tualatin Concept Plan Area (SWCP), providing full transportation, sewer, and water services prior to or as development occurs.

(7) Improve traffic access to the Western Industrial District and SWCP area from the Interstate 5 freeway ~~through a new interchange at Norwood Road or a suitable and adequate alternative~~and State Highway 99W through regional improvements identified in the 2035 Regional Transportation Plan.

(8) Cooperate with the Department of Environmental Quality and METRO to meet applicable air quality standards by 1987.

(9) Construct a north/south major arterial street between ~~Tualatin Road and~~ Tualatin-Sherwood Road and SW Tonquin Road in the 124th Avenue alignment to serve the industrial area.

(10) Rebuild the Tualatin Road/Pacific Highway intersection to allow for substantially greater traffic flows.

(11) Provide truck routes for industrial traffic that provide for efficient movement of goods while protecting the quality of residential areas.

(12) Protect residential, commercial, and sensitive industrial uses from the adverse environmental impacts of industrial use.

(13) Protect adjacent land uses from noise impacts by adopting industrial noise standards.

(14) Continue to protect the Hedges Creek Wetland and Tonquin Scablands from adverse impacts of adjacent development.

(15) Continue to administer specific and enforceable architectural and landscape design standards for industrial development.

(16) Encourage industrial firms to use cogeneration as a means to utilize waste heat from industrial processes and consider solar access when designing industrial facilities.

(17) Protect wooded areas identified on the Natural Features Map found in the Technical Memorandum by requiring their preservation in a natural state or by integrating the major trees into the design of the parking lots, buildings, or more formal landscaping areas of an industrial development. If it is necessary to remove a portion or all of the trees, the replacement landscape features shall be subject to approval through the Architectural Review process.

Section 7. TDC 7.040 is amended to read as follows:

This section describes the purpose of each manufacturing planning district.

(1) Manufacturing Park Planning District (MP).

(a) The purpose of this district is to provide an environment exclusively for and conducive to the development and protection of modern, large-scale specialized manufacturing and related uses and research facilities. Such permitted uses shall not cause objectionable noise, smoke, odor, dust, noxious gases, vibration, glare, heat, fire hazard or other wastes emanating from the property. The district is to provide for an aesthetically attractive working environment with park or campus-like grounds, attractive buildings, ample employee parking and other amenities appropriate to an employee oriented activity.

(b) It also is to protect existing and future sites for such uses by maintaining large lot configurations and limiting uses to those that are of a nature to not conflict with other industrial uses or surrounding residential areas.

(c) It also is intended to provide for a limited amount of commercial uses designed for the employees of the primary uses and to provide for a limited amount of retail selling of products manufactured, assembled, packaged or wholesaled on the site provided the retail sale area, including the showroom area, is no more than 5% of the gross floor area of the building not to exceed 1,500 square feet.

(2) Light Manufacturing Planning District (ML).

(a) Suitable for warehousing, wholesaling and light manufacturing processes that are not hazardous and that do not create undue amounts of noise, dust, odor, vibration, or smoke. Also suitable, with appropriate restrictions, are the retail sale of

products not allowed for sale in General Commercial areas, subject to the Special Commercial Setback from arterial streets and Commercial Services Overlay as generally illustrated in Map 9-5 and specifically set forth in TDC 60.035, and office commercial uses where any portion of a legally created lot is within 60 feet of a CO Planning District boundary. Also suitable is the retail sale of products manufactured, assembled, packaged or wholesaled on the site provided the retail sale area, including the showroom area, is no more than 5% of the gross floor area of the building not to exceed 1,500 square feet. Also suitable for the retail sale of home improvement materials and supplies provided it is not greater than 60,000 square feet of gross floor area per building or business and subject to the Special Commercial Setback from arterial streets as generally illustrated in Map 9-5 and specifically set forth in TDC 60.035. Rail access and screened open storage allowed in these areas will conform to defined architectural, landscape and environmental design standards.

(b) The following uses within the Light Manufacturing District shall comply with the following size limits established by Metro. Retail sale, retail service and professional service uses shall be no greater than 5,000 square feet of sales or service area per outlet, or not greater than 20,000 square feet of sales or service area for multiple outlets in a single building or in multiple buildings that are part of the same development project, with the following exceptions.

(i) Application of the Industrial Business Park Overlay District (TDC Chapter 69).

(ii) The retail sale of products manufactured, assembled, packaged or wholesaled on the site is allowed provided the retail sale area, including the showroom area, is no more than 5% of the gross floor area of the building not to exceed 1,500 square feet.

(iii) Within the Special Commercial Setback from arterial streets (TDC 60.035) the retail sale of home improvement materials and supplies is allowed provided it is not greater than 60,000 square feet of gross floor area per building or business and subject to the Special Commercial Setback from arterial streets as generally illustrated in Map 9-5 and specifically set forth in TDC 60.035. Rail Access and screened open storage allowed in these areas will conform to defined architectural, landscape and environmental design standards.

(c) The purpose of this district is to provide sites for manufacturing uses that are more compatible with adjacent commercial and residential uses and would serve to buffer heavy manufacturing uses. The purpose is also to allow the retail sale of products manufactured, assembled, packaged or wholesaled on the site provided the retail sale area, including the showroom area, is no more than 5% of the gross floor area of the building not to exceed 1,500 square feet. Certain heavier manufacturing uses may be allowed as conditional uses.

(d) In accordance with the Industrial Business Park Overlay District, TDC Chapter 69, selected office and retail uses are allowed to provide services to businesses and employees. The purpose is also to allow certain commercial service uses in the Commercial Services Overlay shown in the specific areas illustrated on Map 9-5 and selected commercial uses subject to distance restrictions from residential areas and subject to the Special Commercial Setback from arterial streets as generally illustrated in Map 9-5 and specifically set forth in TDC 60.035.

(3) General Manufacturing Planning District (MG).

(a) Suitable for light manufacturing uses and also for a wide range of heavier manufacturing and processing activities. Such areas could be expected to be more unsightly and to have more adverse environmental effects. Rail access and screened open storage would be allowed in this area, conforming to defined architectural, landscape and environmental design standards. Also suitable is the retail sale of products manufactured, assembled, packaged or wholesaled on the site provided the retail sale area, including the showroom area, is no more than 5% of the gross floor area of the building not to exceed 1,500 square feet. Also suitable for the retail sale of home improvement materials and supplies provided it is not greater than 60,000 square feet of gross floor area per building or business and subject to the Special Commercial Setback from arterial streets as generally illustrated in Map 9-5 and specifically set forth in TDC 61.035.

(b) The following uses within the General Manufacturing District shall comply with the following size limits established by Metro. Retail sale, retail service and professional service uses shall be no greater than 5,000 square feet of sales or service area per outlet, or not greater than 20,000 square feet of sales or service area for multiple outlets in a single building or in multiple buildings that are part of the same development project, with the following exceptions.

(i) Application of the Industrial Business Park Overlay District (TDC Chapter 69).

(ii) The retail sale of products manufactured, assembled, packaged or wholesaled on the site provided the retail sale area, including the showroom area, shall be no more than 5% of the gross floor area of the building not to exceed 1,500 square feet.

(iii) Within the Special Setbacks for Commercial Uses Area (TDC 61.035) the retail sale of home improvement materials and supplies is allowed provided it is not greater than 60,000 square feet of gross floor area per building or business and subject to the Special Commercial Setback from arterial streets as generally illustrated in Map 9-5 and specifically set forth in TDC 61.035.

(c) In accordance with the Industrial Business Park Overlay District, TDC Chapter 69, selected office and retail uses are allowed to provide services to businesses and employees. The purpose is also to allow certain commercial service uses in the Commercial Services Overlay shown in the specific areas illustrated on Map 9-5 and allow selected commercial uses subject to distance restrictions from residential areas and subject to the Special Commercial Setback from arterial streets as generally illustrated in Map 9-5 and specifically set forth in TDC 61.035.

(d) The heaviest manufacturing uses that are environmentally adverse or pose a hazard to life and safety will not be allowed.

(4) Manufacturing Business Park Planning District (MBP).

(a) The purpose of the MBP Planning District is to provide an environment for industrial development consistent with the Southwest Tualatin Concept Plan (accepted by the City in October 2010) and as a Metro-designated Regionally Significant Industrial Area (RSIA) consistent with Metro's Urban Growth Boundary expansion decisions of 2002 and 2004.

(b) The MBP Planning District will be a mix of light industrial and high-tech uses in a corporate campus setting, consistent with MBP Planning District development standards. The RSIA-designated area requires at least one 100-acre parcel and one 50-acre parcel for large industrial users. The remainder of the area is likely to include light industrial uses with some limited, local-serving commercial services.

(c) The district is intended to provide for an aesthetically attractive working environment with campus-like grounds, attractive buildings, ample employee parking and other amenities appropriate to an employee oriented activity. It also is intended to protect existing and future sites for such uses by maintaining large lot configurations, a cohesive planned-development design and limiting uses to those that are of a nature that will not conflict with other industrial uses or nearby residential areas of the City.

Section 8. TDC 9.041 is amended to read as follows:

The Koch Industrial Area has some of the most intense industrial development of the Industrial Planning Area, and at the same time, some of the most significant land in natural states. A detailed analysis of the area is given in the Technical Memorandum. The area is oriented on a north/south basis generally lying between the Burlington Northern Railroad on the east and the Metro UGB on the west. There are approximately 198 acres of which 54 are developed. The Tri-County Industrial Park, which straddles the rail line, makes up all of the developed property. There are two major sub-areas that are described below:

(1) The northern half of the property will probably continue to develop in a pattern similar to that found within the industrial park. With proper street and utility

improvements, this will form a solid land use foundation for the total industrial planning area. On the western side of the railroad tracks, the existing development has taken place under the provisions of the more intensive County zoning designation. Since the vacant properties in this area are buffered from the residential area, the General Manufacturing (MG) Planning District is used. On the eastern side of the tracks, the Light Manufacturing (ML) Planning District is applied, reflecting the existing land uses and the immediate proximity to residential areas.

(2) ~~The need for sensitive treatment of the natural features of the southern area, coupled with its immediate proximity without buffering to residential areas, leads to use of the Light Manufacturing (ML) Planning District.~~In March 2011, the industrial land located south of SW Blake Street was removed from the Area 11 Koch Industrial Area and added to the Area 15 Southwest Manufacturing Business Park Area in accordance with the Southwest Tualatin Concept Plan accepted in October 2010.

Section 9. A new section, TDC 9.045 is added to read as follows:

The Southwest Manufacturing Business Park Planning Area is 4431 acres of land for industrial development located in the Tonquin quarry areas west of the Portland & Western Railroad, south of SW Blake Street as far west as a future SW 124th Avenue extension and south to Tonquin Road and includes the land north of SW Blake Street and west of SW 120th Avenue to SW 124th Avenue, extending north to SW Tualatin-Sherwood Road (Shown on Map 9-2). The are was established and is consistent with the Southwest Tualatin Concept Plan (accepted by the City in October, 2010) and as a Metro-designated Regionally Significant Industrial Area (RSIA) consistent with Metro's Urban Growth Boundary expansion decisions of December 2002 and June 2004.

The SWCP area will be designated as the Manufacturing Business Park (MBP) Planning District and will be a mix of light industrial and high-technology uses in a corporate campus setting, consistent with MBP Planning District development standards. There are three major sub-areas which are described below:

(1) The 302 acre RSIA-designated are (Shown on Map 9-5) requires development as Industrial consistent with Metro Urban Growth Management Functional Plan (MUGMFP) Title IV and must provide at least one 100-acre parcel and one 50-acre parcel for large industrial users within the RSIA.

(2) The properties in the SWCP are located north of SW Blake to SW Tualatin-Sherwood Road will include light industrial uses consistent with the MBP Planning District with some limited, local-serving commercial services in a specific area on both the east and west sides of SW 120th Avenue south of SW Itel Street.

(3) The 50 acre Tigard Sand & Gravel property located south of SW Blake Street already within the Tualatin's Planning Area.

Section 10. The Map 9-2 Neighborhood Planning Areas is amended to reflect a new Neighborhood Planning Area 15, as shown on the attached Map 9-2, marked "Exhibit E."

Section 11. The Map 9-4 Design Type Boundaries is amended to reflect the addition of the SWRSIA to the Industrial Area Design Type, as shown on the attached Map 9-4, marked "Exhibit F."

Section 12. The Map 9-5 Special Commercial Setback & Commercial Services Overlay is amended to reflect Metro Regionally Significant Industrial Area and the Business Park Commercial Services Overlay, as shown on the attached Map 9-5, marked "Exhibit G."

Section 13. TDC 11.600 is amended to read as follows:

(1) The City of Tualatin, in conjunction with the Oregon Department of Transportation (ODOT), initiated a study of the City's transportation system in 1999. The transportation system plan (TSP) report that resulted from the study incorporates the community's vision, while remaining consistent with state, regional, and other local plans. State of Oregon planning rules stipulate the TSP must be based on the current comprehensive plan land use map and must also provide a transportation system that accommodates the expected 20-year growth in population and employment that will result from implementation of the land use plan.

The contents of the TSP are guided by Oregon Revised Statute (ORS) 197.712 and the Department of Land Conservation and Development (DLCD) administrative rule known as the Transportation Planning Rule (TPR). These laws and rules require that jurisdictions develop the following:

(a) a road plan for a network of arterial and collector streets;

(b) a public transit plan;

(c) a bicycle and pedestrian plan;

(d) an air, rail, water, and pipeline plan;

(e) a transportation financing plan; and

(f) policies and ordinances for implementing the transportation system plan.

The TPR requires that alternative travel modes be given equal consideration with the automobile, and that reasonable effort be applied to the development and enhancement of the alternative modes in providing the future transportation system. In addition, the TPR requires that local jurisdictions adopt land use and subdivision ordinance amendments to protect transportation facilities and to provide bicycle and pedestrian facilities between residential, commercial, and employment/institutional areas. It is further stipulated that local communities coordinate their respective plans with the applicable county, regional, and state transportation plans.

In addition to addressing the policies and requirements outlined in the statewide Transportation Planning Rule, the Tualatin TSP process focused on compliance and coordination with Metro's Regional Transportation Plan (RTP). Of specific interest are the projects and strategies presented in Chapter 5 of the 2000 RTP: Growth and the Priority System.

(2) The Transportation System Plan (TSP) report was adopted by City Council resolution on July 9, 2001 (Resolution 3878-01). Ordinance 1151-03 rescinded this resolution. The Transportation System Plan, June 2001 (as amended), is adopted by reference as a supporting technical document to the Tualatin Development Code. The TSP report was prepared in compliance with the requirements of the Transportation Planning Rule and includes the following sections:

Section 1: Introduction
Section 2: Plan and Policy Review
Section 3: Existing Conditions
Section 4: Future Transportation Needs
Section 5: Alternatives Analysis
Section 6: Transportation System Plan
Section 7: Transportation Funding Plan

The Transportation System Plan element (Section 6) of the Transportation System Plan report addresses those components necessary for the development of the future transportation network. Section 6 of the TSP report was adopted as the transportation element of the Tualatin Community Plan in the Spring of 2002. This chapter is intended to provided policy guidance for transportation improvements, which is then implemented by the Tualatin Development Code.

(3) The TSP planning process provided the citizens of Tualatin with the opportunity to identify their priorities for future transportation projects within Tualatin. Expressing a community vision of the future in terms of TSP goals and objectives was a central element of the public involvement process. These goals and objectives identified by the community were used as guidelines for developing and evaluating alternatives, selecting a preferred transportation plan, and prioritizing improvements.

Two committees guided the planning process: The Tualatin Planning Advisory Committee (TPAC), an existing group that serves the function of the City's planning

commission, and the Technical Advisory Committee (TAC). The TPAC served as the citizen advisory committee for the City on the TSP, and was responsible for evaluating the TSP from a policy perspective. This included reviewing the TSP goals and objectives, as well as the transportation evaluation criteria. The TAC was made up of representatives from the surrounding cities and counties, plus the Oregon Department of Transportation, Metro, Tri-Met, and Tualatin Valley Fire & Rescue. The TAC was responsible for reviewing the technical aspects of the TSP.

In addition to the established advisory committees, several public involvement programs were used to inform citizens and businesses in Tualatin of the TSP project goals and process, to obtain information from the community on transportation issues and concerns, to incorporate community feedback into the TSP, and to review TSP products and receive comments. Two key pieces of the public involvement program that directly involved public outreach and input were newsletter articles and community open houses. Three newsletters were distributed and three open houses were held during the course of the project.

(4) In December 2002, Metro expanded the Portland Urban Growth Boundary. This expansion included lands bordering Tualatin's Planning Area boundary that are intended to develop in the future for industrial uses. Following studies of impacts of these expansions, the city's TSP was amended to incorporate these new lands.

(a) The City of Tualatin, in conjunction with ODOT, initiated a study of a 23 acre area south of Highway 99W and west of SW Cipole Road in 2004. The Northwest Tualatin Concept plan addressed the impacts of developing this area for industrial uses. A technical analysis was prepared for the Concept Plan, following requirements of the TPR, that specifically addressed the transportation needs associated with developing the concept plan area at urban densities. Development of the Concept Plan was guided by input from an 11-member TAC that met four times during the planning process. The TAC included representatives from the City of Tualatin, ODOT, Washington County, Bonneville Power Administration (BPA), Metro, U.S. Fish and Wildlife Service (representing the Tualatin River National Wildlife Refuge), Portland General Electric (PGE), Clean Water Services (CWS), and TriMet. Mailing to stakeholders and a public open house were used to obtain community feedback on the draft plan. The TSP amendments relating to the Northwest Tualatin Concept Plan area were accepted by the City Council on June 13, 2005.

(b) The City of Tualatin, in conjunction with ODOT, initiated a study of a 431-acre area south of SW Tualatin-Sherwood Road and west of the Portland & Western railroad tracks in 2004. In 2010, the City analyzed this area plus an additional 183-acres south of the Concept Plan area. The Southwest Tualatin Concept Plan addressed the impacts of developing this area for industrial uses, particularly the portion of the area designated as a "regionally significant industrial area." A technical analysis was prepared for the Concept Plan, following the requirements of the TPR that specifically addressed the transportation needs associated with developing the Concept Plan area at urban densities. Development of the Concept Plan was guided by input

from a 31-member TAC that met 12 times during the planning process. The TAC included representatives from the Cities of Tualatin, Sherwood, and Wilsonville; Metro; ODOT; DLCD; Washington County; Portland General Electric (PGE); Bonneville Power Administration (BPA); Clean Water Services (CWS); Oregon Department of Geology and Mineral Industries; Coffee Creek Correctional Facility; Tualatin Valley Fire and Rescue; TriMet; Genessee and Wyoming Railroad; and property owners from the Tonquin Industrial Group, the Itel properties area and from Tigard Sand & Gravel. Mailings to stakeholders and four public open houses were used to obtain community feedback on the draft plan. The TSP amendments relating to the Southwest Tualatin Concept Plan area were accepted by the City Council on October 11, 2010.

Section 14. TDC Table 11-2 is amended to read as follows:

TABLE 11-2
STREET FUNCTIONAL CLASSIFICATION SUMMARY

Freeways	Expressway (F)
I-5 – *north city limits to south city limits* I-205 – *from I-5 to east city limits*	I-5/Highway 99W connector
Major Arterials (Ei) - applies to the following intersections	
Lower Boones Ferry Road/SW 65th Avenue/McEwan Road Lower Boones Ferry Road/Bridgeport Road Tualatin-Sherwood Road/Martinazzi Avenue/Nyberg Street	Highway 99W/SW 124th Avenue Highway 99W/Cipole Road
Major Arterials (Eb&t)	
Highway 99W – *north city limits to south city limits* Tualatin-Sherwood Road – *west city limits to Nyberg St.* Nyberg Street – *Tualatin-Sherwood Rd. to SW 65th Ave.* SW 124th Avenue – *Hwy 99W to Tonquin Road and/or the future I5/99W Connector.* Herman Road - *Teton to 108th* 108th Avenue - *Herman to Leveton* Leveton Drive - *108th to 118th* Martinazzi Avenue - *Nyberg to Sagert* 90th Avenue - *Tualatin-Sherwood to Tualatin Rd.* 72nd Avenue - *Bridgeport to north City limits*	Bridgeport Road - *City limits to Lower Boones Ferry Road* Boones Ferry Road – *T-S Road to south city limits* Boones Ferry Road - *Martinazzi Avenue to Lower Boones Ferry Rd.* Lower Boones Ferry Road – *Bridgeport Road to east city limits* Borland Road – *SW 65th Avenue to east city limits* Sagert Street – *Martinazzi to SW 65th Avenue* SW 65th Avenue – *Sagert Street to Nyberg* Tualatin Road - *Herman to Hall Blvd extension*

Minor Arterials (Db&t, Db&t – Downtown)	
Boones Ferry Rd – *Tualatin-Sherwood Rd to Martinazzi Ave* Martinazzi Avenue – *Nyberg to Boones Ferry Rd* Tualatin Road – *Boones Ferry Rd to Hall Blvd extension* Lower Boones Ferry Rd – *Boones Ferry Rd to Bridgeport Rd*	Tonquin Road – Portland & Western Railroad west to the planning area boundary (intersecting with SW 115th Avenue and SW 124th Avenue) Hall Boulevard – *Tualatin Road to north city limits* Tualatin Road Extension - *Chinook to Lower Boones Ferry *Note – Project removed from 2035 RTP and will be addressed in the Tualatin TSP Update*
Major Collectors (Cb&t)	
Tualatin Road – SW 124th Avenue to Herman Cipole Road – Pacific Drive to Tualatin-Sherwood Road Herman Road – Cipole Road to 108th and Teton to Tualatin Road Teton Road – Tualatin Road to Avery Street Myslony Street – SW 124th Avenue to SW 112th Avenue SW 112th Avenue – Myslony Street to Tualatin-Sherwood Road SW 115th Avenue – Tualatin-Sherwood Road to Tonquin Road intersecting with Blake Street Blake Street – SW 124th Avenue to SW 115th Avenue Unnamed east/west roadway south of Blake Street – SW 124th Avenue to SW 115th Drive	McEwan Road – *East city limits to Lower Boones Ferry Road* Avery Street – *Tualatin-Sherwood Road to Boones Ferry Road* SW 105th Avenue – *Avery to Blake Street curves* Tualatin Road - *Chinook to Tualatin Road over the tracks* Sagert St - *Boones Ferry Road to Martinazzi*
Minor Collectors (Cb&p, Cs&2p, Cs&p, Cb)	
Leveton Drive – *SW 124th Avenue to SW 118th Avenue* SW 108th Avenue – *Tualatin Road to* Leveton Dr. SW 118th Avenue – *Leveton Drive to Myslony Street* Hazelbrook Road – *Highway 99W to Jurgens Avenue* SW 115th Avenue – *Hazelbrook Road to Tualatin Road* Jurgens Avenue – *Hazelbrook Road to Tualatin Road*	Iowa Drive – *Grahams Ferry Road to Stono Drive* Martinazzi Avenue – *Maricopa Drive to Sagert St* Warm Springs Street – *Boones Ferry Road to Martinazzi Avenue* SW 65th Avenue – *Sagert Street to south city limits* Nyberg Lane – *SW 65th Avenue to SW 50th Avenue* SW 50th Avenue – *Nyberg Lane to Wilke Road*

SW 108th Avenue – *Blake Street curves to Helenius Road* Ibach Street – *SW 108th Avenue to Grahams Ferry Road* Grahams Ferry Road – *Boones Ferry to south City limits* Pacific Drive – *Cipole Road to Highway 99W* Helenius Road – *SW 108th Avenue to Grahams Ferry Road* SW 103rd Avenue – *Ibach Street to Grahams Ferry Road* 65th Avenue - *Nyberg St north to river*	Wilke Road – *Borland Road to SW 50th Avenue* Sagert Street – *Boones Ferry Road to SW 95th Avenue* Stono Drive – *Iowa Drive to Vermillion Drive* Vermillion Drive – *Stono Drive to Maricopa Drive* Maricopa Drive – *Vermillion Drive to Martinazzi Avenue* Loop Road - *Nyberg Road to Martinazzi Avenue* 95th Avenue - *Tualatin-Sherwood Road to Avery Street*
Residential Collector (Cr)	
Avery Street – *Boones Ferry Road to Martinazzi Avenue* Blake Street – *Martinazzi Avenue to Boones Ferry Road* Marilyn Road – *SW 112th Avenue to SW 108h Avenue* *unnamed east/west roadway – SW 108th Avenue to SW 112th Avenue* Alsea Drive – *SW 99th Avenue to Boones Ferry Road* SW 99th Avenue – *Paulina Drive to Alsea Drive* SW 112th Avenue – *Marilyn Road to Helenius Road*	Sagert Street – *east of SW 65th Avenue* Sweek Drive – *Tualatin Road to SW 90th Avenue* Helenius Road – *SW 108th Avenue to SW 112th Avenue* Paulina Drive – *SW 105th Avenue to Coquille Drive (west)* Paulina Drive – *Coquille Drive (east) to SW 99th Avenue* Coquille Drive – *Paulina Drive (west) to Paulina Drive (east)*
Local Commercial Industrial (B-CI)	
Tonka Road – Boones Ferry Road to Warm Springs Street SW 65th Avenue – Lower Boones Ferry Road to Rosewood Street Rosewood Street – SW 65th Avenue to SW 63rd Avenue SW 63rd Avenue – Rosewood Street to Lower Boones Ferry Road Leveton Drive – SW 124th Avenue to SW 130th Avenue SW 130th Avenue – Leveton Drive to Highway 99W SW 125th Place – north of Leveton Drive SW 128th Avenue – Leveton Drive to Cummins Street Cummins Street – SW 128th Avenue to	Manhasset Drive – *west of Teton Avenue* unnamed roadway – *SW 124th Avenue to Myslony Street* *(could potentially become a private roadway)* unnamed roadway – *SW 124th Avenue to Tualatin-Sherwood Road* *(could potentially become a private roadway)* SW 120th Avenue – *south of Tualatin-Sherwood Road to Blake Street ext.* SW 115th Avenue –*Tualatin-Sherwood Road to McCamant Road* Blake Street – *west of SW 105th Avenue to SW 120th Avenue extension* unnamed east/west roadway – *east of SW*

Cipole Road Spokane Court – east of Teton Avenue 115th Avenue - Tualatin-Sherwood Rd to 112th *SW 117th Avenue – Itel Street to Blake Street* *SW 122nd Avenue – Itel Street to Blake Street*	*120th Avenue past SW 115th Ave* unnamed east/west roadway - *120th Ave. to Tri-County Industrial Park* unnamed east/west roadway - *east of 112th Avenue* unnamed roadway west of Cipole across from Cummins Street (could potentially become a private roadway)
Local Street Downtown (B-D)	
Seneca Street – *west of Martinazzi Avenue* Seneca Street – *east of Boones Ferry Road* Nyberg Street – *west of Martinazzi Avenue* Nyberg Street – *east of Boones Ferry Road* SW 84th Avenue – *Boones Ferry Road to Nyberg Street*	

Section 15. TDC 11.710 is amended to read as follows:

(1) Delays to freight movement caused by traffic congestion are a major concern to the business community, because of the added shipping costs and uncertainty in the arrival times of goods that truck delays generate. The Tualatin TSP addresses improving freight movement to and through the City in the following ways:

(a) a project to widen Tualatin-Sherwood Road to five lanes west of Teton Avenue;

(b) support for an I-5/Highway 99W Connector, which will facilitate high-speed through truck movements around Tualatin, while freeing up capacity for truck movements in and out of Tualatin's industrial area;

(c) projects to modernize Herman Road, which is a major access route into the industrial area;

(d) projects to complete SW 124th Avenue to ~~Tualatin-Sherwood Road~~ SW Tonquin Road, opening a new access route into the industrial area; and

(e) planning an expanded network of local commercial/industrial streets to improve truck circulation and access within the industrial area.

(2) Figure 11-7 shows the City's designated truck routes.

Section 16. TDC 11.730 is amended to read as follows:

(1) TSP Implementation Steps

This chapter outlines specific transportation system improvement policies and recommendations that are required to address the City of Tualatin's long-term transportation needs and to comply with applicable state and regional plans, laws, and rules. This section lists the specific projects that form the TSP's financially constrained capital project plan, and also lists un-funded projects that are required to fully address all of the transportation needs identified through the TSP planning process. New sources of funding, and/or increasing the revenue available from existing funding sources, will be required to meet all of the City's transportation needs.

This TSP will be implemented in two ways. First, the policies set forth in this document will be developed into code language that will be adopted into Tualatin's Community Development Code, and the TSP itself will be adopted as the transportation element of the City's comprehensive plan. Second, the projects contained in the TSP's list will be used to guide the City's annual capital improvement planning efforts.

The sequencing plan presented in the TSP is not detailed to the point of a schedule identifying specific years when infrastructure should be constructed, but rather ranks projects to be developed within near-term (0-5 years) and longer-term (6-10 and 11-20 years) horizon periods and by dollar value. In this manner, the implementation of identified system improvements has been staged to spread investment in the City's transportation infrastructure over the 20-year life of the plan. The City will need to periodically update its TSP, and will review the need and timing for longer-term improvements at those times. Prioritizing specific near-term projects will occur annually when the City updates its five-year financial plan and prepares its capital improvement plan for the following year. Future road improvements or related transportation projects listed or not listed in this chapter are not required to be reviewed and approved through a land use process.

The construction of roads, storm drainage, water, sewer, and electrical facilities in conjunction with local development activity should be coordinated if the City of Tualatin is to continue to develop in an orderly and efficient way. Consequently, the plans proposed in the TSP should be considered in light of developing infrastructure sequencing plans, and may need to be modified accordingly.

(2) Financially Constrained Capital Project Summary

The projects listed in Table 11-3 reflect the trade-offs made by the City between addressing transportation needs identified through the TSP process and the financial constraints faced by the City. These projects do not address all of the City's needs, but

represent the most important projects that the City can reasonably expect to fund over the next 20 years, under the assumption of no new transportation revenue during that time.

The table is organized into four groups: short-term (0-5 years), mid-term (6-10 years), and long-term (11-20 years) projects, with an additional group of projects that will likely be funded when development occurs that triggers the need for that project. Each project is listed with a location, a short project description, the transportation modes served by the project, the project purpose, the project's estimated cost, and the anticipated funding source. Cost estimates reflect 2001 dollars, are unadjusted for inflation, and generally were developed by the RTP or City staff through prior transportation planning efforts.

Figure 11-8 illustrates the project locations. Each project is described briefly afterwards. The projects 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.

(a) Wilsonville-Beaverton Commuter Rail (Table 11-3, No. 1)

Peak hour commuter rail service along the rail line between Wilsonville and Beaverton, connecting to light rail at the Beaverton Transit Center. A station and small (100-150 space) park-and-ride lot should be located in downtown Tualatin west of Boones Ferry Road, near Tualatin-Sherwood Road.

(b) SW 124th Avenue Extension – Northern Segment (Table 11-3, No. 2)

To accommodate development in the industrial sector of Tualatin and to de-emphasize Tualatin Road's role in serving trips to and from the industrial area, SW 124th Avenue should be extended as a three-lane roadway from Leveton Drive south to Myslony Street, with right-of-way reserved for five lanes. The project should include bike lanes, sidewalks, and a traffic signal at Herman Road.

(c) Lower Boones Ferry Road Improvements (Table 11-3, No. 3)

To improve access to and from adjacent land uses, and to provide better accommodations for bicycle and pedestrian travel, Lower Boones Ferry Road between Bridgeport Road and Upper Boones Ferry Road should be widened from its current two-lane cross-section to provide a center turn lane, bicycle lanes, and sidewalks.

(d) Boones Ferry Road Widening (Table 11-3, No. 4)

Boones Ferry Road should be widened to three lanes with turn lanes from Martinazzi Avenue to Tualatin-Sherwood Road. Pedestrian facilities should be completed and bicycle lanes widened or constructed. Turn lanes at the Martinazzi

Avenue intersection should be lengthened to provide more storage, and the Tualatin Road signal should be upgraded.

(e) Nyberg/I-5 Interchange (#289) Improvements (Table 11-3, No. 5)

As one of only two major access points from I-5 to Tualatin, the Nyberg Road/I-5 interchange is forced to accommodate the majority of traffic traveling in and out of Tualatin. Consequently, the interchange experiences periods of major congestion, both on the I-5 southbound off-ramp and the Nyberg Road approaches. This project increases the interchange's capacity by adding a second left-turn lane to the southbound off-ramp, and widens the overcrossing to accommodate an additional lane in each direction.

(f) Martinazzi Avenue Improvements (Table 11-3, No. 6)

To increase the capacity of Martinazzi Avenue, a new southbound lane should be constructed from Warm Springs Street to Sagert Street, and the median at Mohawk Drive should be closed and a pedestrian refuge provided in the median at the existing crosswalk locations.

(g) Grahams Ferry Road/Ibach Street Intersection Improvements (Table 11-3, No. 7)

Ibach Street should be realigned to intersect Grahams Ferry Road at a 90-degree angle, and the intersection should be signalized.

(h) Herman Road/Teton Avenue Intersection Signalization (Table 11-3, No. 8)

To address capacity and safety issues, the Herman Road/Teton Avenue intersection should be signalized and interconnected with the adjacent railroad grade crossing.

(i) Sagert Street/Martinazzi Avenue Intersection Signalization (Table 11-3, No. 9)

To address safety, existing capacity problems, and to facilitate pedestrian movement from residential areas south of Sagert Street to the Mohawk Park-and-Ride, the Sagert Street/Martinazzi Avenue intersection should be signalized.

(j) SW 124th Avenue Widening at Highway 99W (Table 11-3, No. 10)

An additional travel lane should be constructed on SW 124th Avenue between Tualatin Road and Highway 99W to provide additional capacity.

(k) Tualatin-Sherwood Road/Boones Ferry Road Intersection Improvement (Table 11-3, No. 11)

To improve intersection operations, a second westbound left-turn lane should be constructed from Tualatin-Sherwood Road to Boones Ferry Road, and Boones Ferry Road should be widened for a short distance to accommodate the second lane.

(l) Boones Ferry Road Signal Interconnect (Table 11-3, No. 12)

The existing interconnected signal system on Boones Ferry Road should be extended from Tualatin-Sherwood Road to Avery Street. This project will help progress the peak direction flow of traffic throughout the day.

(m) Tualatin-Sherwood Road Signal Interconnect (Table 11-3, No. 13)

The existing interconnected signal system on Tualatin-Sherwood Road should be extended from Boones Ferry Road to Avery Street. This project will help progress the peak direction flow of traffic throughout the day.

(n) Sagert Street Pedestrian Improvement (Table 11-3, No. 14)

To improve pedestrian travel between the east and west sides of I-5, sidewalks should be constructed on the Sagert Street overpass.

(o) Boones Ferry Road, Martinazzi Avenue Access Management (Table 11-3, No. 15)

To reduce delay, and improve roadway capacity and safety, driveways along Boones Ferry Road and Martinazzi Avenue previously identified by the City Engineer should be restricted to right-in, right-out movements.

(p) Town Center Refinement Plan (Table 11-3, No. 16)

Addresses transportation system needs associated with development in the Town Center Design Type, or portions thereof.

(q) SW 124th Avenue Extension - Southern Segment (Table 11-3, No. 17)

SW 124th Avenue should be extended south from Myslony Street to Tualatin-Sherwood Road, providing an alternate truck route into the industrial area. Sidewalk, bike lanes, and a traffic signal at Tualatin-Sherwood Road should be included. SW 124th Avenue should be extended as a three-lane roadway with right-of-way reserved for five lanes.

(r) Herman Road Reconstruction – Teton Avenue to SW 118th Avenue (Table 11-3, No's. 18, 19, 35)

Future development in the industrial sector of Tualatin will require improvements to Herman Road. This two-lane sub-standard roadway should be reconstructed between Teton Avenue and SW 118th Avenue to provide standard-width travel lanes, a center turn lane, bicycle lanes, a landscape strip, and a sidewalk on the side opposite the railroad tracks.

(s) New Streets in the Industrial Sector (Table 11-3, No's. 20, 21, 23)

To help facilitate additional development in the industrial sector of Tualatin, several new streets should be constructed to the local commercial/industrial standard. These streets include an extension of Leveton Drive west of SW 124th Avenue, and construction of other connecting streets (SW 130th Avenue, SW 128th Avenue, SW 125th Place, and Cummins Drive).

(t) SW 105th Avenue/Blake Street/SW 108th Avenue Improvements (Table 11-3, No. 22)

Two sharp curves where SW 105th Avenue transitions into SW 108th Avenue create a potential safety concern, particularly as residential development continues in southwest Tualatin. The roadway should be reconstructed to increase the curve radii and to provide wider travel lanes, sidewalks, and bicycle facilities.

(u) Sagert Street Extension (Table 11-3, No. 24)

To promote east-west travel connectivity and improve emergency access, Sagert Street should be extended at its current cross-section west to connect to SW 95th Place.

(v) SW 95th Place Extension (Table 11-3, No. 25)

To promote north-south connectivity and improve emergency access, SW 95th Place, which currently ends in a cul-de-sac just north of Avery Street, should be extended at its current cross-section to connect the two streets.

(w) Tualatin-Sherwood Road Widening (Table 11-3, No. 26)

To improve capacity along this busy major arterial, Tualatin-Sherwood Road should be widened to five lanes between Teton Avenue and Highway 99W. This project should include bike lanes and sidewalks.

(x) Hall Boulevard Extension (Table 11-3, No. 27)

To provide an alternative north-south route across the Tualatin River, to relieve the high traffic demands on Upper Boones Ferry Road, to facilitate future transit service, and to provide pedestrian and bicycle access to Tigard's Cook Park and Durham's City

Park, Hall Boulevard should be extended south from its present terminus north of the Tualatin River at SW Durham Road in Tigard to connect to Tualatin Road on the south side of the river. This extension should be constructed as a three-lane cross-section and provide bike lanes and sidewalks.

(y) Herman Road Reconstruction – Teton Avenue to Tualatin Road (Table 11-3, No. 28)

Future development in the industrial sector of Tualatin will require improvements to Herman Road. This two-lane sub-standard roadway should be reconstructed between Teton Avenue and Tualatin Road to provide two standard-width travel lanes, a center turn lane, bicycle lanes, a landscape strip, and a sidewalk on the side opposite the railroad tracks.

(z) Nyberg Street/SW 65th Avenue/Nyberg Lane Intersection Improvement (Table 11-3, No. 29)

To improve the safety and operations at this existing unsignalized intersection, either a traffic signal or roundabout should be installed. The project should also include completing the sidewalk system along Nyberg Street.

(aa) Boones Ferry Road Sidewalk Completion (Table 11-3, No. 30a, 30b)

Several gaps in the sidewalk network exist at key points along Boones Ferry Road, which passes by two schools and also has transit service. To ensure a well-connected sidewalk network, new sidewalks should be constructed to fill in these gaps from Tualatin-Sherwood Road to Tualatin High School.

(bb) Sagert Street/SW 65th Avenue Intersection Improvement (Table 11-3, No. 31)

To improve capacity, the Sagert Street/SW 65th Avenue intersection should be signalized, a new northbound left-turn lane should be constructed on SW 65th Avenue, and the signal should be interconnected with the Borland Road/SW 65th Avenue signal.

(cc) Tualatin-Sherwood Road Bike lanes (Table 11-3, No. 32)

To complete a system of east-west bike lanes between Sherwood and Tualatin, bike lanes should be constructed along Tualatin-Sherwood Road between SW 90th Avenue and Nyberg Street.

(dd) Avery Street/Teton Avenue Intersection Improvement (Table 11-3, No. 33)

To improve safety and intersection operations, a traffic signal would be installed at this intersection.

~~(ee) Herman Road/SW 118th Avenue Intersection (Table 11-3, No. 36)~~

~~To improve safety and intersection operations, a traffic signal would be installed at this intersection.~~

(ee) SW 124th Avenue Extension – Southern Segment (Table 11-3, No. 43)

SW 124th Avenue should be extended south from Tualatin-Sherwood Road to Tonquin Road and or a future I5/99W Connector, providing an alternate truck route into the industrial area. Sidewalks, bike lanes, and traffic signals at Blake Street and the east-west collector street south of Blake Street should be included. This segment will eventually have a five-lane cross-section.

(ff) Development Related Improvement Projects

In addition to the above list of improvement projects, additional transportation improvement projects have been identified that would most likely be constructed as a result of development related projects. Some of these projects include:

(i) Construct SW 125th Place.

(ii) A new east west street connecting SW 108th Avenue to SW 112th Avenue (Table 11-3, no. 34). This project provides connectivity within a future residential development.

(iii) Signalizing the Tualatin Road/SW 108th Avenue intersection (Table 11-3, No. 37). The signal would be warranted based on increasing traffic volumes and poor sight distance for northbound traffic.

(iv) Signalizing the SW Cummins Drive/SW Cipole Road intersection. (Table 11-3, No. 38)

(v) Improve SW 72nd Avenue as part of the Durham Quarry project.

(vi) SW Cipole Road widening (Table 11-3, No. 41). Widen to the Cb&t standard from Highway 99W to Cummins Drive, provide three northbound lanes & modified signal phasing at Highway 99W intersection.

(vii) SW Herman Road/SW Cipole Road Intersection (Table 11-3, No.42). Realign, signalize intersection, provide two inbound lanes on each approach, railroad interconnect.

(viii) SW 115th Avenue (Table 11-3, No. 44). Construct a new roadway to the Cb&t standard between Blake Street and Tonquin Road.

(ix) SW Blake Street (Table 11-3, No. 45). Construct to the Cb&t standard between SW 115th Avenue and SW 124th Avenue.

(xi) East-west Collector (Table 11-3, No. 46). Construct to the Cb&t standard between SW 115th Avenue and SW 124th Avenue.

(xi) New streets in the Southwest Tualatin Concept Plan Area (Table 11-3, No. 47 and 48). To help facilitate development within the Southwest Tualatin Concept Plan Area, several new streets should be constructed to the local commercial-industrial (B-CI) standard. These streets include a westerly extension of Itel Street, SW 117th Avenue, and SW 122nd Avenue.

(gg) For purposes of applying the Oregon Transportation Planning Rule's section 660-012-0060(4), future development related land use amendments may not rely on the existence of projects listed in subsection (ff). Projects in subsection (ff) are intended to be conditioned on developments contributing to the need for them.

(3) Priority Project Summary

Table 11-4 identifies additional projects required to fully address the City's long-term transportation needs, but for which no current funding sources have been identified. In some cases, potential alternative funding sources have been identified. Should future transportation funding increase above the levels assumed in this TSP, this list can be used as a starting point to prioritize additional projects. Some projects on this list may also be appropriate for development-based funding, depending on the relationship of the development's transportation impacts to the project. Figure 11-9 presents the Priority System TSP Projects. Table 11-4 does not specifically list a project for every segment of every street. It is the intent of this subsection and Table 11-4 to indicate that all segments of streets designated E, D, C and B-CI on Figure 11-1 are on a project for future construction and are permitted outright in each Planning District. The projects 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.

(4) Traffic Signal Plan

Figure 11-10 shows Tualatin's proposed future traffic signals. This list represents those traffic signals that have been identified as part of the Tualatin TSP. Due to the potential for shifting or unanticipated development, other traffic signal locations may be added based on the findings from a detailed traffic operations and safety analysis.

Section 17. TDC Table 11-3 is amended to read as follows:

TABLE 11-3
TRANSPORTATION IMPROVEMENT PROGRAM SUMMARY

Figure 11-8 id #	Project Description	Modes Served	Purpose	Cost	Funding Source(s)
0-5 Years					
1	Wilsonville-Beaverton Commuter Rail capital costs to start up service	Transit	mode choice, connectivity	$75,000,000 *	MSTIP, STIP
2	124th Avenue new street, Leveton to Myslony, signal at Herman	auto, ped, bike, rail	connectivity, safety	$6,500,000*	LTIP
3	Lower Boones Ferry Road center turn lane, bike lanes, sidewalks, Bridgeport to Boones Ferry	auto, ped, bike, transit	safety, connectivity, capacity	$5,800,000*	MSTIP
4	Boones Ferry Road center turn lane, bike lanes, sidewalk, Martinazzi to Tualatin-Sherwood	auto, ped, bike, transit	safety, connectivity, capacity	$3,500,000*	CURP
5	Nyberg/I-5 interchange (#289) southbound turn lanes, widen bridge	auto, ped, bike	capacity	$4,000,000*	CURP, STIP, SDC
6	Martinazzi Avenue new southbound lane, Warm Springs to Sagert	auto, ped, transit	capacity, safety	$300,000*	SDC
7	Grahams Ferry Road/Ibach Street realign, signalize intersection	auto, ped, bike	safety, capacity	$700,000*	SDC
8	Herman Road/Teton Avenue signalize intersection, railroad interconnect	auto, ped, bike, rail	capacity, safety	$425,000*	SDC

Figure 11-8 id #	Project Description	Modes Served	Purpose	Cost	Funding Source(s)
9	Sagert Street/Martinazzi Avenue signalize intersection	auto, ped, transit	capacity	$600,000*	SDC
10	124th Avenue additional travel lane at Highway 99W	auto, transit	capacity	$270,000*	LTIP
11	Tualatin-Sherwood Road/Boones Ferry Road second westbound left-turn lane	auto, transit	capacity	$700,000*	SDC
12	Boones Ferry Road interconnect signals south of Tualatin-Sherwood	auto, transit	progress through traffic	$50,000*	SDC (needs to be added)
13	Tualatin-Sherwood Road interconnect signals west of Boones Ferry	auto, transit	progress through traffic	$50,000*	SDC (needs to be added)
14	Sagert Street construct sidewalks on I-5 overpass	Ped	Pedestrian safety, connectivity	$13,500*	SDC (needs to be added)
15	Boones Ferry Road, Martinazzi Avenue driveway restrictions	auto, transit	safety, capacity	$7,500*	SDC
16	Tualatin Town Center Refinement Plan to address RTP Area of Special Concern	auto, transit, ped, bike	planning	$20,000*	City
24	Sagert Street connect to 95th Place	auto, ped, bike	connectivity	$75,000*	SDC
25	95th Place connect to Avery Street	auto, ped, bike	connectivity	$250,000*	SDC
29	Nyberg Street/65th Avenue/Nyberg Lane signalize intersection or construct roundabout, sidewalks on Nyberg	auto, ped, bike	capacity, safety	$650,000*	SDC
30a	Boones Ferry Road complete sidewalks,	Ped	safety, connectivity	$250,000*	SDC (needs to be added)

Figure 11-8 id #	Project Description	Modes Served	Purpose	Cost	Funding Source(s)
	T-S Road to Avery Street				
6-10 Years					
17	124th Avenue new street, Myslony to T-S Road, signal at T-S Road	auto, ped, bike	connectivity	$5,150,000*	LTIP
18	Herman Road reconstruct, 108th to 118th	auto, ped, bike, freight movement	modernization	$2,720,290*	LTIP
35	Herman Road/108th Avenue signalize, railroad interconnect	auto, ped, bike, rail	capacity, safety	$200,000*	LTIP
36	Herman Road/118th Avenue signalize, railroad interconnect	auto, ped, bike, rail	capacity, safety	$200,000*	LTIP
19	Herman Road reconstruct, Teton to 108th	auto, ped, bike, freight movement	modernization	$920,000*	SDC
20	Leveton Drive, 130th Avenue new streets	auto, ped, bike	connectivity, facilitate development	$1,961,400*	LTIP & Development
21	SW 128th Avenue, Cummins Drive new streets	auto, ped, bike	connectivity, facilitate development	$3,001,750*	LTIP & Development
22	105th Avenue-Blake Street-108th Avenue realign curves	auto, ped, bike	safety	$860,000*	SDC
11-20 Years					
26	Tualatin-Sherwood Road widen to five lanes, Teton to Highway 99W	auto, transit	capacity, freight movement	$25,000,000 *	MSTIP
27	Hall Boulevard extend across Tualatin River	auto, ped, bike, transit	connectivity, recreation, capacity	$25,000,000 *	MSTIP, STIP, CURP, cities
28	Herman Road reconstruct, Tualatin Road to Teton	auto, ped, bike	modernizatio n	$1,700,000*	SDC
30b	Boones Ferry Road	Ped	safety,	$250,000*	SDC (needs

Figure 11-8 id #	Project Description	Modes Served	Purpose	Cost	Funding Source(s)
	complete sidewalks, Avery St to Tualatin High School		connectivity		to be added)
31	Sagert Street/65th Avenue turn lane, signalize, interconnect with Borland Road/SW 65th Avenue intersection	auto, ped, transit	capacity	$400,000*	SDC
32	Tualatin-Sherwood Road bike lanes, 90th-Nyberg	Bike	connectivity	$330,000*	SDC (needs to be added)
33	Avery Street/Teton Avenue signalize intersection	auto, ped, bike	capacity	$200,000*	SDC (needs to be added)
43	SW 124th Avenue: new street, Tualatin-Sherwood Road to Tonquin Road and/or a future I5/99W Connector, traffic signals at Blake Street and unnamed east/west collector	auto, ped, bike, freight movement	Connectivity, reduce truck delays	$85,745,000	
Development-Related					
40	Bridgeport Road widen to 5+ lanes, west city limits to Lower Boones Ferry Road	auto, ped, bike	capacity, connectivity, safety, facilitate development	TBD	Development
23	SW 125th Place new street	auto, ped, bike	connectivity, facilitate development	$360,000*	Development
34	East West Street in southwest residential Tualatin new street, 108th to 112th Avenues	auto, ped, bike	connectivity, facilitate development	$1,100,000*	Development
37	Tualatin Road/108th Avenue signalize	auto, ped, bike, transit	capacity, safety	$200,000*	Development

Figure 11-8 id #	Project Description	Modes Served	Purpose	Cost	Funding Source(s)
38	Cummins Drive/Cipole Road/unnamed street west of Cipole signalize	auto, ped, bike	capacity	$200,000*	Development
41	Cipole Road widening from Highway 99W to Cummins Drive modified signal phasing at Highway 99W intersection	auto, ped, bike	capacity, facilitate development	$1,195,000**	Development
42	SW Herman Road/SW Cipole Road realign, signalize intersection, railroad interconnect	auto, ped, bike	capacity, safety	$1,800,000**	Development, LID
44	SW 115th Avenue; new or widened street, Blake Street to Tonquin Road	auto, ped, bike	connectivity, facilitate development	$11,162,520	Development
45	Blake Street; new street, west of the railroad to SW 124th Avenue	auto, ped, bike	connectivity, facilitate development	$15,846,088	Development
46	Tonquin Road; new or widened street, bridge over the railroad crossing and a signal at SW 115th Avenue	auto, ped, bike	connectivity, facilitate development	$15,985,600	Development
47	Unnamed east-west collector; new street between SW 115th Avenue and SW 124th Avenue	auto, ped, bike	connectivity, facilitate development	$2,258,244	Development
48	Itel Street and SW 122nd Avenue; new or widened street between SW 120th Avenue and Blake Street	auto, ped, bike	connectivity, facilitate development	$3,190,000	Development

Figure 11-8 id #	Project Description	Modes Served	Purpose	Cost	Funding Source(s)
49	SW 117th Avenue; new street between Itel Street and Blake Street	auto, ped, bike	connectivity, facilitate development	$1,540,000	Development
*2001 dollars; costs are not adjusted for inflation ** 2005 dollars, costs are not adjusted for inflation. MSTIP: Washington County Major Streets Transportation Improvement Program, STIP: Oregon Statewide Transportation Improvement Program, CURP: Central Urban Renewal Plan, LTIP: Leveton Tax Increment Plan, TGM: Oregon Transportation Growth Management Program, SDC: Systems Development Charge, TBD: to be determined. The projects listed in each time period are for planning purposes only and may change by City Council direction to address development, funding opportunities, or community need.					

Section 18. TDC Table 11-4 is amended to read as follows:

TABLE 11-4
PROJECTS UNFUNDED OR REQUIRING NEW FUNDING SOURCES

Project Description	Modes Served	Purpose	Cost
Recreation SDC or Bond			
SW 108th Avenue ped/bike bridge	ped, bike	recreation, connectivity	$450,000*
Tualatin River pathway	ped, bike	recreation	$2,500,000*
SW 65th Avenue ped/bike bridge	ped, bike	recreation, connectivity	$450,000*
Nyberg Creek pathway	ped, bike	recreation, connectivity	$170,000*
Pedestrian trail system completion (6 projects)	ped	recreation	$625,000*
Tonquin Trail (SW Tualatin Concept Plan Area) -	ped, bike	recreation	$880,000
Unfunded Industrial Area Projects			
Myslony Street (112th Avenue) extend to Tualatin-Sherwood Road	auto, ped, bike	connectivity	$1,880,000*
Cipole Road widen to three lanes, Cummins Drive to T-S	auto, ped, bike, freight movement	capacity, modernization	$5,500,000*
Herman Road reconstruct, Cipole Road to SW 124th Avenue	auto, ped, bike, freight movement	modernization	$920,000*
Herman Road reconstruct, 118th Avenue to SW 124th Avenue	auto, ped, bike, freight movement	modernization	$1,250,000*

Project Description	Modes Served	Purpose	Cost
Leveton Drive widen to five lanes, SW 108th to SW 118th	auto, ped, bike, freight movement	capacity	$1,000,000*
SW 108th Avenue widen to five lanes, Leveton to Herman	auto, ped, bike, freight movement	capacity	$500,000*
Herman Road widen to five lanes, SW 108th to Teton	auto, ped, bike, freight movement	capacity	$900,000*
Unnamed roadway extending west of Cipole Road/Cummins Drive intersection	auto, ped, bike, freight movement	capacity	$840,000**
STIP/Federal Earmark			
I-5/Highway 99W Connector	auto, freight movement	capacity, reduce auto & truck delays	$250,000,000*
I-205 widen to six lanes, I-5 to Stafford Road	auto, freight movement	capacity, safety	$6,100,000*
Lower Boones Ferry Road interchange (#290) reconstruct with loop ramps	auto, transit	capacity	TBD
LID			
SW 93rd Avenue Complete to City standards	auto, ped, bike	modernization	$150,000*
Unfunded, Other Priority Projects			
Boones Ferry Road/Blake Street Construct turn lanes, signalize	auto, ped, bike	safety, capacity	$1,200,000*
Teton Avenue bike lanes, Herman Road to T-S	bike	connectivity, safety	$750,000*
McEwan Road widen to three lanes, Lower Boones Ferry to city limits	auto, ped, bike	capacity, modernization	$2,300,000*
Avery Street/SW 105th Avenue Signalize	auto	capacity	$150,000*
Unfunded, Other Desirable Projects			
Lower Boones Ferry Road extend across Tualatin River **Note – Project removed from the 2035 RTP and will be addressed in the Tualatin TSP Update*	auto, ped, bike	capacity, connectivity	$14,000,000*+ right-of-way
Boones Ferry Road widen to five lanes, T-S to Ibach	auto, ped, bike, transit	capacity	$3,000,000*
Nyberg Street bike lanes, T-S to SW 65th Avenue	bike	connectivity	$850,000*

Project Description	Modes Served	Purpose	Cost
Borland Road bike lanes	bike	connectivity	$1,500,000*
SW 65th Avenue*** extend across Tualatin River	auto, ped, bike	capacity, connectivity	$10,000,000*
SW 65th Avenue bike lanes, Nyberg to Borland	bike	connectivity	$700,000*
SW 95th Avenue extend to SW 90th Avenue	auto, ped, bike	connectivity	$500,000*
Highway 99W sidewalks, north city limits to south city limits	ped	connectivity	$1,100,000*
SW 105th Avenue sidewalks, west side	ped	connectivity	$84,000*
Tualatin Road/Teton Avenue Signalize	auto	capacity	$150,000*
Leveton Drive/SW 108th Avenue Signalize	auto	capacity	$150,000*
Borland Road/Wilke Road Signalize	auto	capacity	$150,000*
Grahams Ferry Road/Helenius Road Signalize	auto	capacity	$150,000*
Highway 99W/SW 130th Avenue Signalize	auto	capacity	$150,000*
Central design district pedestrian street enhancements	pedestrian	safety	$2,600,000*
Highway 99W widen to six lanes, Cipole Rd to the Tualatin River	auto	capacity	$4,000,000*
Tualatin Road widen to five lanes, Herman to Boones Ferry	auto	capacity	$2,500,000*
SW 65th Avenue widen to five lanes, Sagert to Nyberg	auto	capacity	$2,300,000*
Borland Road widen to five lanes	auto	capacity	$4,300,000*
Nyberg Road widen to seven lanes, Martinazzi to I-5	auto	capacity	$700,000*
95th Avenue bike lanes, Avery to Tualatin-Sherwood Rd.	bike	connectivity	$1,000,000*
Sagert Street widen to five lanes, Martinazzi to SW 65th	auto	capacity	$2,300,000*+ bridge widening
SW 90th Avenue widen to five lanes, Tualatin to	auto	capacity	$1,200,000*

Project Description	Modes Served	Purpose	Cost
Tualatin-Sherwood			
All segments of streets designated E, D, C and B-CI in Figure 11-1 that are not specifically listed above.	auto, ped, bike	capacity, safety, connectivity, modernization	TBD
Boones Ferry Road widen to four lanes with turn lane or medians of varying widths from Lower Boones to Martinazzi	auto, ped, bike, transit	Safety, connectivity, capacity	$3,500,000*
Loop Road extend Seneca Street east of Martinazzi then north between the City offices and the old Safeway, then east behind K-Mart and south on the east side of K-Mart. A connection to Boones Ferry Road may be appropriate on the north side of the City offices.	auto, ped, bike	Capacity, connectivity	$2,500,000*
*2001 dollars; costs are not adjusted for inflation ** 2005 dollars, costs are not adjusted for inflation *** The project at 65th river crossing is designated as a study area. Alternate crossing locations will be considered as part of the design of this project. MSTIP: Washington County Major Streets Transportation Improvement Program, STIP: Oregon Statewide Transportation Improvement Program, CURP: Central Urban Renewal Plan, LTIP: Leveton Tax Increment Plan, TGM: Oregon Transportation Growth Management Program, SDC: Systems Development Charge, TBD: to be determined			

Section 19. The Figure 11-1 Functional Classification Plan is amended to show transportation plan amendments as proposed in the Southwest Concept Plan, as shown on the attached Figure 11-1, marked "Exhibit H."

Section 20. The Figure 11-2 Metro Regional Street Design System is amended to transportation plan amendments as proposed in the Southwest Concept Plan, as shown on the attached Figure 11-2, marked "Exhibit I."

Section 21. The Figure 11-4 Tualatin Pedestrian Plan is amended to transportation plan amendments as proposed in the Southwest Concept Plan , as shown on the attached Figure 11-4, marked "Exhibit J."

Section 22. The Figure 11-5 Tualatin Bicycle Plan is amended to transportation plan amendments as proposed in the Southwest Concept Plan, as shown on the attached Figure 11-5, marked "Exhibit K."

Section 23. The Figure 11-6 Tualatin Transit Plan is amended to transportation plan amendments as proposed in the Southwest Concept Plan, as shown on the attached Figure 11-6, marked "Exhibit L."

Section 24. The Figure 11-7 Tualatin Truck Routes is amended to reflect the Southwest Regionally Significant Industrial Area and SW 124th Avenue, as shown on the attached Figure 11-7, marked "Exhibit M."

Section 25. The Figure 11-8a Financially Constrained TSP Projects is amended to transportation plan amendments as proposed in the Southwest Concept Plan, as shown on the attached Figure 11-8a, marked "Exhibit N."

Section 26. The Figure 11-8b Financially Constrained TSP Projects is amended to transportation plan amendments as proposed in the Southwest Concept Plan, as shown on the attached Figure 11-8b, marked "Exhibit O."

Section 27. The Figure 11-8c Financially Constrained TSP Projects is amended to transportation plan amendments as proposed in the Southwest Concept Plan, as shown on the attached Figure 11-8c, marked "Exhibit P."

Section 28. The Figure 11-8d Financially Constrained TSP Projects is amended to transportation plan amendments as proposed in the Southwest Concept Plan, as shown on the attached Figure 11-8d, marked "Exhibit Q."

Section 29. The Figure 11-9 Priority TSP Projects is amended to transportation plan amendments as proposed in the Southwest Concept Plan, as shown on the attached Figure 11-9, marked "Exhibit R."

Section 30. The Figure 11-10 Traffic Signal Plan is amended to transportation plan amendments as proposed in the Southwest Concept Plan, as shown on the attached Figure 11-10, marked "Exhibit S."

Section 31. TDC 12.010 is amended to read as follows:

(1) In 1979, the City of Tualatin adopted the Tualatin Community Plan. R. A. Wright Engineering Company prepared the water service element. In 1982, the Tualatin Community Plan was reviewed due to the annexation of approximately 900 acres west of the city limits. City staff reviewed the water sewer service element. In 1983 the City Council amended the Plan, including the water service element. The Plan was changed from covering only the city limits to covering the city limits and the area out to the Urban Growth Boundary (UGB)(an "Active Plan").

(2) In accordance with the Urban Planning Area Agreement between the City and Washington County and an Intergovernmental Agreement between the City and the City of Portland, the City of Tualatin is responsible for providing water service in the City of Tualatin. The City of Tualatin obtains its water from the City of Portland.

(3) In 1990 and 1999 minor amendments to TDC Chapter 12 were adopted. In 2000 and 2002 the City contracted with CH2M Hill to update the City's water master plan. The 2000 update reflected Tualatin's growth and refined the 1983 plan. The 2003 "Report, Tualatin Water Master Plan Update," (the "Master Plan") was the basis for amending the Tualatin Development Code (TDC), Chapter 12, in 2003. The purpose of the 2003 Master Plan was to provide the City with a comprehensive water master plan for future development of the water system. The 2003 Master Plan included a description of the existing water system, the planning criteria, a water system analysis and a capital improvement plan.

(4) The 2003 Master Plan study area was the same as the Tualatin Community Plan, plus it included the Southwest Manufacturing Business ~~Park approximately 238 acre Tigard Sand & Gravel site added to the UGB by Metro in December 2002 in the southwest portion of the City's planning area. The Master Plan's information about the Tigard Sand & Gravel site was preliminary and was intended to be refined in a future comprehensive Master Plan prepared by the City as required by Metro Code for areas added to the UGB.~~

(5) Northwest Tualatin Concept Plan 2005 identifies water service needs for the study area. This information is new and updates the 2003 Master Plan.

(6) The purpose of Chapter 12 is to provide for:

(a) Reinforcement of the existing water system to provide adequate peak and fire-flow capabilties;

(b) Expansion of the distribution system as areas inside the Urban Growth Boundary are annexed to the City and are developed;

(c) Expansion of supply and storage facilities for present and future needs; and

(d) Financing the construction of the foregoing facilities.

Section 32. TDC 12.020 is amended to read as follows:

City of Tualatin water service policies are to:

(1) Plan and construct a City water system that protects the public health, provides cost-effective water service, meets the demands of users, addresses regulatory requirements and supports the land uses designated in the Tualatin Community Plan.

(2) Require developers to aid in improving the water system by constructing facilities to serve new development and extend lines to adjacent properties.

(3) Water lines should be looped whenever possible to prevent dead-ends, to maintain high water quality and to increase reliability in the system.

(4) Improve the water system to provide adequate service during peak demand periods and to provide adequate fire flows during all demand periods.

(5) Review and update the water system capital improvement program and funding sources as needed or during periodic review.

(6) Prohibit the extension of City water services outside the City's municipal boundaries, unless the water service is provided to an area inside an adjacent city.

(7) The Report, Tualatin Water Master Plan Update, August 2003, is accepted by reference as a supporting technical document to the Tualatin Community Plan.

(8) The Northwest Tualatin Concept Plan 2005 is adopted by reference as a supporting technical document to the Tualatin Community Plan.

(9) The Southwest Tualatin Concept Plan 2010 is adopted by reference as a supporting technical document to the Tualatin Community Plan.

(10) Continue the work started in 2001 and select one or more additional water sources.

Section 33. TDC Table 12-1 is amended to read as follows:

Table 12-1
WATER SYSTEM PROJECTS AND COST ESTIMATES

Project Description and Number	Size in Inches	Quantity in Feet	Cost in 2003 Dollars (millions)
STORAGE			
2003. Level A. 10 million gallon reservoir. R-1.	NA	NA	4.050
2005. Level C. 1 million gallon reservoir. R-2.	NA	NA	0.601
2010. Level B. 1.9 million gallon reservoir. R-3.	NA	NA	1.188
SOURCE AND PUMPING			
~~2003. Seismic upgrade of pump stations, reservoirs and pressure reducing valves. S-3.~~	~~NA~~	~~NA~~	~~1.620~~
2005. Increase maximum day demand (MDD) source capacity from 10.8 million gallons per day (mgd) to buildout MDD of 17.2 mgd. Aquifer storage and recovery is the assumed source. S-1.	NA	NA	13.300
~~2005. Upgrade Norwood Pump Station from 700 gallons per minute (gpm) firm capacity to 1,000 gpm firm capacity. Replacement of 2 pumps. S-2.~~	~~NA~~	~~NA~~	~~0.405~~
2006. Construct a 3.5 million gallon per day pump station near the Avery pressure relief/pressure sustaining valve to provide redundant supply service to Level B. S-4.	NA	NA	2.970
TRANSMISSION/DISTRIBUTION SYSTEM			
~~2003. New pipe from the new Level A reservoir to the intersection of Cipole Road and Tualatin-Sherwood Road. P-1.~~	~~18~~	~~2,000~~	~~See Below~~
~~2003. New pipe from the intersection of Cipole Road and Tualatin-Sherwood Road northerly along Cipole Road. P-1.~~	~~12~~	~~1,100~~	~~See Below~~
~~2003. New pipe from the intersection of Cipole Road and Tualatin-Sherwood Road easterly along Tualatin-Sherwood Road to the 12" pipe north of the Avery pressure reducing valve. P-1.~~	~~16~~	~~4,600~~	~~3.299 For 3 projects P-1, P-1, P-1.~~
2003. Level A. New pipe in 124th Avenue from Herman Road to existing pipe in 124th south of Leveton Drive. P-5.	16	1,900	0.616
~~2003. Level B. New pipe to improve fire flow to~~	~~12~~	~~500~~	~~0.122~~

Project Description and Number	Size in Inches	Quantity in Feet	Cost in 2003 Dollars (millions)
~~Bridgeport Elementary School between Joshua Street and Borland Road. P-11.~~			
~~2003. Level B. New pipe to improve fire flow to Legacy Meridian Park Hospital and Bridgeport Elementary School between the line at the west end of Joshua Street and the line in the Hospital driveway loop. P-12.~~	~~12~~	~~500~~	~~0.122~~
2003. In Level C area, but from line in Level B system. Three new fire hydrants and associated valving and piping adjacent to Tualatin High School in Boones Ferry road served from line in the Level B system. P-14.	NA	NA	0.101
~~2005. Level C. New pipe to allow improved flow for refilling the C reservoir from the Norwood Pump Station and for fire flow and future growth. Assume boring under I-5. P-2.~~	~~12~~	~~700~~	~~0.510~~
2005. Level B. New parallel pipe in Sagert Street from Boones Ferry to Martinazzi for greater transmission capacity to eastern portion of Level B under peak and fire flow conditions. P-4.	12	1,900	0.462
2005. Level B. New pipe extending west of the intersection of 105th Avenue and Paulina Drive and then northerly to Avery Street for looping and future growth. P-6.	12	3,600	0.583
2005. Level B. New parallel pipe from intersection of Boones Ferry Road and Ibach Street to Norwood Reservoir site, or replace existing 12" pipe with 16" pipe, for future growth and reservoir refill. P-8.	12 or 16	4,500	1.458
~~2005. Level A. New pipe in 124th Avenue from Tualatin-Sherwood Road north for 900 feet for future growth, redundancy and looping. P-13.~~	~~12~~	~~900~~	~~0.219~~
2006. Level B. New pipe extending south of existing Level B piping on 105th Avenue and connecting to existing 12" pipe in Ibach Street. R-16.	16	2,000	0.324
2007. Level ~~unknown~~B. New pipe to serve the ~~Tigard Sand & Gravel and Tonquin Industrial~~	16	13,000	1.755

Project Description and Number	Size in Inches	Quantity in Feet	Cost in 2003 Dollars (millions)
~~Group properties added to the Urban Growth Boundary by Metro in December 2002. This is a conceptual project. The actual planned system will be determined when the City does a Master Plan for the area as required by Metro Code~~Southwest Tualatin Concept Plan Area.			
2008. Level C. New pipe along Iowa Drive from Lumbee Lane to Grahams Ferry Road for future growth, redundancy and looping. P-7.	12	1,200	0.292
~~2010. Level B. New pipe from new Level B reservoir on 108th Avenue northerly in 108th Avenue to the 12" line in Ibach Street for future fire flows and peak hour demand. P-3.~~	~~16~~	~~2,200~~	~~0.713~~
2010. Level A. New pipe along easement from Leveton Drive northerly toward 115th Avenue for future growth. P-9.	12	700	0.170
2010. Level A. New pipe in 3 separate sections. The 1st extends 1,600 feet along Myslony Street between 124th Avenue and 118th Avenue for future growth. P-10.	16	1,600	See Below
2010. Level A. The 2d extends 1,700 feet from the end of an existing 16" at the east end of Myslony Street to the east before connecting with an existing 16" pipe running north-south for future growth. P-10.	16	1,700	See Below
2010. Level A. The 3d extends 600 feet from the southern terminus of the existing 16" pipe running north-south to Tualatin-Sherwood Road for future growth.	16	600	1.296 For 3 Sections P-10, P-10, P-10
2013. Level A. New looped pipe system serving the Northwest Concept Plan area.	10	1,600	0.148*

~~MISCELLANEOUS~~			
~~2003. System wide. Replace the software and hardware of the remote monitoring and controlling telemetry system. M-1.~~	~~NA~~	~~NA~~	~~0.405~~
~~2005. System wide. Implement the recommendations for the required vulnerability assessment when it is completed. M-2.~~	~~NA~~	~~NA~~	~~0.270 Estimate~~

SUMMARY OF CAPITAL PROJECT COSTS:			
Storage			13.300
Source and Pumping			18.295
Transmission/Distribution System			12.290
Miscellaneous Total			0.675
CAPITAL PROJECT COST GRAND TOTAL:			36.999
GENERAL NOTES.			
1. The actual growth in demand will be monitored and available funding will be evaluated to verify the recommended implementation period of the projects. 2. Projects that are dependent on new development should be constructed only when the developments actually occur or are imminent.			
*Costs in 2005 dollars			

Section 34. TDC 13.010 is amended to read as follows:

(1) In 1979, the City of Tualatin adopted the Tualatin Community Plan. R. A. Wright Engineering Company prepared the sanitary sewer service element. In 1982, the Tualatin Community Plan was reviewed due to the annexation of approximately 900 acres west of the city limits. City staff reviewed the sanitary sewer service element. In 1983 the City Council amended the Plan, including the sewer service element. The Plan was changed from covering only the City limits to covering the City limits and the area out to the Urban Growth Boundary (UGB) (an "Active Plan"). Generally, the sewer service changes were minor as they incorporated information based on the new Planning Districts placed on the lands inside the UGB.

(2) In accordance with the Urban Planning Area Agreement between the City and Washington County and an Intergovernmental Agreement between Clean Water Services (CWS) and the City, the City is responsible for collecting the sewage and CWS is responsible for the major conveyance lines and treatment. CWS's Durham Advanced Waste Water Treatment Plant treats most of the sewage generated in the City limits. Waste generated in the City limits north of the Tualatin River and east of I-5 is treated at the City of Portland's Tryon Creek Waste Water Treatment Plant.

(3) The purpose of the 1982 review was to determine what existing lines needed reinforcing, what new lines were needed to meet the requirements of an expanding community and to determine what costs and financing methods were needed to implement the proposed improvements.

(4) The study area was the same as the Tualatin Community Plan (the "Active Plan" out to the UGB).

(5) The system adopted in 1983 was intended to serve the area within the UGB at saturation densities. It was anticipated that some areas might experience limited surcharging during periods of peak user and infiltration flow.

(6) In 2002 the City contracted with CH2M Hill to update the City's sewer master plan ("Report, Tualatin Sewer Master Plan," December 2002). The update accurately reflected Tualatin's growth and refined CWS's recently completed county-wide master plan system evaluation ("2000 Sanitary Sewer System Master Plan Update"). The City's "Report, Tualatin Sewer Master Plan," December 2002 (the "Master Plan") was the basis for amending the Tualatin Development Code (TDC), Chapter 13 in 2003. The purposes of the City's "Master Plan" were to:

(a) Further develop the planning done by CWS for the Tualatin area as part of its county-wide planning effort in its 2000 update. Refine the evaluation, focus on Tualatin and address the City's specific planning projections.

(b) Evaluate and recommend current and future infrastructure needs to allow the sewer system to keep up with growth and provide planning level costs.

(c) Control and eliminate sanitary sewer overflows (SSOs), such as basement flooding, to the extent possible.

(d) Protect public health.

(e) Protect water quality of neighborhood creeks, ponds and the Tualatin River.

(f) Address regulatory requirements.

(g) Develop a plan that will result in cost-effective sewer service that meets the demands of residential, commercial and industrial customers.

(7) The 2002 "Master Plan" study area was the same as the Tualatin Community Plan, plus it included the Southwest Tualatin Concept Plan Area. ~~the approximately 238 acre Tigard Sand & Gravel site added to the UGB by Metro in December 2002 in the southwest portion of the City's planning area. The "Master Plan's" information about the Tigard Sand & Gravel site was preliminary and was intended to be refined in a future comprehensive Master Plan prepared by the City as required by Metro Code for areas added to the UGB.~~

(8) Northwest Tualatin Concept Plan 2005 identifies sewer service needs for the study area. This information is new and updates the 2003 Master Plan.

Section 35. TDC 13.015 is amended to read as follows:

(1) Plan and construct a City sewer system that protects the public health, protects the water quality of creeks, ponds, wetlands and the Tualatin River, provides cost-effective sewer service, meets the demands of users, addresses regulatory requirements and supports the land uses designated in the Tualatin Community Plan.

(2) Provide a City sanitary sewer system in cooperation with Clean Water Services (CWS). The City is responsible for the collection system's smaller lines and the 65th Avenue pump station and CWS is responsible for the larger lines, pump stations and treatment facilities.

(3) Work with CWS to ensure the provisions of the intergovernmental agreement between the City and CWS are implemented.

(4) Prohibit the extension of sewer service to areas outside the City limits, unless it is provided to an area inside the city limits of an adjacent city.

(5) Require developers to aid in improving the sewer system by constructing facilities to serve new development as well as adjacent properties.

(6) Improve the existing sewer system to provide adequate service during peak demand periods.

(7) Improve the existing sewer system to control and eliminate sanitary sewer overflows such as basement flooding to the extent possible.

(8) The "Report, Tualatin Sewer Master Plan," December 2002, is adopted by reference as a supporting technical document to the Tualatin Community Plan.

(9) The Northwest Tualatin Concept Plan 2005 is adopted by reference as a supporting technical document to the Tualatin Community Plan.

(10) The Southwest Tualatin Concept Plan 2010 is adopted by reference as a supporting technical document to the Tualatin Community Plan.

(11) Review and update the "Report, Tualatin Sewer Master Plan," December 2002, on a regular basis in coordination with CWS.

(~~11~~12) Perform a cost of service rate study and study funding methods to ensure sufficient City funds exist to construct planned improvements.

(123) Work with CWS to update CWS's and the City's plans and regulations once new sanitary sewer overflow (SSO) and capacity, management, operation and maintenance (CMOM) regulations are published in the Federal Register.

Section 36. TDC 13.070 is amended to read as follows:

(1) The proposed sewage collection system for 2010 is essentially the same as the 1983 system and is illustrated in Map 13-1.

(2) The majority of the trunk and interceptor lines planned in the 1983 sewer service element were constructed, but some were not of sufficient capacity. The "Master Plan" reviewed the system and recommended improvements to 2010. The "Master Plan" focused on sewer system capacity deficiencies. Consistent with CWS's sewer design criteria, it compared peak hydraulic grade lines (HGL's) for each segment of the system with pipe slopes and ground surface elevations. City staff also identified locations requiring maintenance or replacement due to degradation and aging of the system.

(3) Because the system is essentially built and several trunk and interceptor lines are too small, the "Master Plan's" recommendations primarily were to increase trunk and interceptor line sizes. ~~It conceptually recommended new lines to serve the Tigard Sand & Gravel site that Metro added to the UGB in 2002. The lines would connect into the Bluff Cipole Trunk.~~

(4) New collection system pipes and at least one pump station will be needed to serve the ~~Tigard Sand & Gravel site~~Southwest Tualatin Concept Plan Area. The actual configuration will depend on individual development plans, land use type and location, site grading and other factors not known in ~~2002~~2010. ~~In accordance with Metro Code, in the future the City will prepare a comprehensive plan for the area, including a sewer master plan.~~

Section 37. TDC Table 13-1 is amended to read as follows:

Table 13-1
SEWER LINE IMPROVEMENTS

Timing (est.), Location and Description	Size in Inches	Quantity in Feet	City Cost in 2002 Dollars (millions)
2003. Bluff/Cipole ~~Trunk[4]~~ Trunk[2]. Lower Tualatin Interceptor to Herman Road. Increase 18-24" line to 36-42".	36-42	8,075	0.153
2003. Boones Ferry Road ~~Trunk[3]~~ Trunk[1]. Upper Boones Ferry Road to Lower Tualatin Interceptor. Increase 8-12"	12-15	1,786	0.330

line to 12-15".			
2003. Boones Ferry Road Lateral[3]. In Martinazzi Avenue south of Boones Ferry Road. Increase 8" line to 10".	10	286	0.042
2004. 65th Avenue Lateral[3]. 65th between Nyberg Road and Borland Road. Increase 8" line to 18".	18	165	0.031
2004. Nyberg ~~Trunk[4]~~ Trunk[2]. Mobile Place to Tualatin-Sherwood Road. Increase 18" line to 24-30".	24-30	6,566	1.624
~~2005. Killarney Lane Septic System Replacement[3]. Killarney Lane. Replace existing septic systems with new sanitary collection system and service laterals.~~	~~Typical~~	~~1,500~~	~~0.450~~
~~2005. Lower Tualatin Interceptor[2&4]. Hedges Creek to Tualatin River. Increase 30" line to 48".~~	~~48~~	~~3,692~~	~~0~~
~~2006. Lower Tualatin Interceptor Siphon[2&4]. Siphon under the Tualatin River. Increase size an unknown amount.~~	~~Unk~~	~~100~~	~~0~~
2008. Bluff/Cipole Lateral[1]. Bluff/Cipole Trunk to Avery Street. Increase 12-21" line to 18-36".	18-36	5,226	0.391
2009. 103d Avenue[3]. Grahams Ferry Road to the stub at the south end of 103d. Increase 8" line to 10-12".	10-12	278	0.045
2010. Tualatin-Sherwood Road Trunk[2]. 115th Avenue to Cipole Road. ~~Extend existing 24" Trunk to west to serve areas added to UGB by Metro in 2002 and potential future additions to UGB.~~	24	6,300	1.406
2013. Northwest Tualatin Concept Plan sewer.	8	1,509	0.232*
[1]Projects jointly funded by the City of Tualatin and Clean Water Services.			
[2]Projects funded solely by Clean Water Services.			
[3]Projects funded solely by the City of Tualatin			
[4]Clean Water Services is responsible for this project, although the City may elect to accelerate the schedule and split the cost.			
* Costs in 2005 dollars			

Section 38. TDC 14.010 is amended to read as follows:

There are ten principal drainage basins for storm water and surface water in the Tualatin Planning Area. Except for a small drainage located in the south part of the City's planning area, the drainages flow to the Tualatin River. Hedges Creek, Nyberg Creek and Saum Creek are tributaries of the Tualatin River and are the larger drainages located within Tualatin's Planning Area.

Drainage, storm water and surface water runoff in the Tualatin Planning Area are addressed in the Tualatin Drainage Plan, the Surface Water Management Ordinance (SWM Ordinance) (Ord. 846-91), the Northwest Tualatin Concept Plan 2005, the Southwest Tualatin Concept Plan 2010 and TDC Chapter 74, Public Improvements.

The 1975 Tualatin Drainage Plan defines and describes the existing and planned drainage in the Tualatin Planning Area. The Tualatin Drainage Plan is periodically updated as drainage studies are prepared by the City or for development projects. In September of 1995, the City adopted the Hedges Creek Subbasin Plan (HCS Plan) and incorporated the drainage improvements and drainage pattern modifications in the Hedges Creek subbasin into the Tualatin Drainage Plan. The HCS Plan consists of the drainage and storm water management activities and programs recommended in Chapter I of the Hedges Creek Subbasin Strategies (HCSS) Report prepared by the City ~~and the Unified Sewerage Agency (USA)~~Clean Water Services (CWS).

~~USA~~ CWS began subbasin planning work for the Hedges Creek Basin in 1990, based on two previous storm water and nonpoint source plans, the Tualatin Basinwide Report and Technical Guidelines and the ~~USA~~CWS Surface Water Management Plan. The HCSS report incorporates the original Hedges Creek Subbasin Management Plan completed in October 1992 and the Hydraulic Study of the Hedges Creek Marsh report completed in October 1994.

The surface water management policies and requirements in the SWM Ordinance were adopted by the City and other jurisdictions in the Tualatin River Basin to implement ~~USA~~CWS requirements for control of sedimentation and water quality.

The drainage and surface management development requirements of the Tualatin Drainage Plan and SWM Ordinance are implemented in TDC Section 74, Public Improvements.

Section 39. TDC 14.020 is amended to read as follows:

(1) The Tualatin Drainage Plan is the City's drainage plan. It was originally prepared by Robert A. Wright, Consulting Engineers in 1972 and adopted in 1975 (Ord. 280-75) and in 1979 as an element of the Tualatin Community Plan (Ord. 491-79). The Tualatin Drainage Plan is referenced in the Technical Memoranda TDC 3.080. With the supporting technical material, the Tualatin Drainage Plan provides an overall view of the drainage system, its major problems and their solutions, and is the City's storm water and surface water drainage policy.

(2) The Tualatin Drainage Plan was updated in the fall of 1995 by the Hedges Creek Subbasin Plan. The HCS Plan is outlined in Chapter 1 of the HCSS Report and implements the recommended drainage and storm water management activities and facilities. The HCS Plan relies on the technical data and analysis documented in the HCSS report. The HCSS Report and the HCS Plan identify the critical importance of

the Hedges Creek Marsh to drainage, storm water management and water quality in the subbasin. The HCS Plan provides for drainage improvements, storm water detention requirements and a number of non-structural activities for better management of water quantity and water quality in the Hedges Creek subbasin.

(3) Map 14-1 is from Figure I-1 of the HCS Plan. It shows the drainage pattern revisions and drainage system improvements for the Hedges Creek Subbasin. The drainage pattern revisions and drainage system improvements shown in Map 14-1 are incorporated into the Tualatin Drainage Plan.

(4) The HCSS Report is a comprehensive technical document that provides data and analysis of storm water drainage in the Hedges Creek Subbasin. From an analysis of several alternatives, the report recommended specific management activities and facilities to control water quantity and quality problems associated with urban storm water runoff in the Hedges Creek Subbasin. The HCS Plan incorporates the report's recommended activities and facilities.

(5) The Northwest Tualatin Concept Plan 2005 identifies storm water drainage options for the area west of Cipole Road and south of Pacific Highway 99W.

(6) The Southwest Tualatin Concept Plan 2010 identifies storm water drainage options for the area south of SW Tualatin-Sherwood Road and east of SW 124th Avenue.

Section 40. TDC 14.030 is amended to read as follows:

(1) The Surface Water Management Ordinance (SWM Ordinance) (Ord. 846-91) establishes regulations for soil erosion control, surface water management and water quality. The purpose of the SWM Ordinance is to implement Oregon Department of Environmental Quality (DEQ) and ~~Unified Sewerage Agency (USA)~~Clean Water Services (CWS) requirements for surface water management and water quality in the Tualatin River basin by reducing sediment and other pollutants reaching the public storm and surface water system. The SWM Ordinance provides requirements for permits, on-site detention, water quality facilities, floodplain and floodway design standards, protection of sensitive areas and vegetated corridors, specifications for building and side sewers, maintenance and inspection of facilities, permit fees, enforcement of violations and other matters related to surface water management and maintaining water quality.

(2) HCS Plan requirements for on-site storm water detention for new development in the Hedges Creek Subbasin upstream from the Wetland Protected Area portion of the Hedges Creek marsh are adopted in the SWM Ordinance.

Section 41. TDC 14.040 is amended to read as follows:

The objectives of the Tualatin Drainage Plan and Surface Water Management regulations are:

(1) Provide a plan for routing surface drainage through the City, utilizing the natural drainages where possible. Update the plan as needed with drainage studies of problem areas and to respond to changes in the drainage pattern caused by urban development.

(2) Coordinate the City's Drainage Plan and Storm Water Management regulations with the City's Floodplain District, Wetland Protection District and Natural Resource Protection Overlay District regulations and with the plans of ~~USA~~CWS and other regional, state, and federal agencies to achieve consistency among the plans.

(3) Reduce sediment and other pollutants reaching the public storm and surface water system by implementing the Oregon Department of Environmental Quality (DEQ) and USA requirements for surface water management and water quality in the Tualatin River basin. Reduce soil erosion, manage surface water runoff and improve surface water quality.

(4) Identify and solve existing problems in the drainage system and plan for construction of drainage system improvements that support future development.

(5) Provide standards for surface water management and water quality by which development will be reviewed and approved. Review and update the standards as needed.

(6) Clearly indicate responsibilities for maintaining storm water management and water quality facilities.

(7) Enforce drainage and storm water management standards.

(8) Route storm water runoff from the upper Hedges Creek subbasin through the Wetland Protected Area marsh which as a wetland provides important drainage, storm water management and water quality benefits.

(9) Protect the Wetland Protected Area marsh and its important drainage, storm water management and water quality functions in the Hedges Creek subbasin.

(10) Require new development to provide on-site pollution reduction facilities when necessary to treat storm water runoff prior to entering Hedges Creek and protect the marsh from urban storm water pollutants.

(11) To reduce sedimentation and erosive storm water flow volumes, require on-site storm water detention facilities for new development in the Hedges Creek Subbasin upstream from the Wetland Protected Area marsh.

(12) Consider opportunities to construct regional pollution reduction facilities to treat storm water runoff prior to entering Hedges Creek and protect the marsh from urban storm water pollutants.

(13) Restrict beaver dam activity in the Wetland Protected Area marsh to retain the drainage flow through the marsh area and to reduce flooding between Teton Avenue and Tualatin Road.

(14) As outlined in the HCS Plan, the City will assist ~~USA~~CWS with non-structural activities including public education programs and water quality and management activity monitoring.

(15) Comply with Metro's Urban Growth Management Functional Plan, Title 3.

Section 42. TDC 37.010 is amended to read as follows:

The Tualatin City Council may approve an Industrial Master Plan within the Manufacturing Business Park (MBP) Planning District or the Manufacturing Park Planning District that sets particular standards for development within the Industrial Master Plan Area defined by such plan, in accordance with the Tualatin Community Plan, the Southwest Tualatin Concept Plan (SWCP) and the Leveton Tax Increment Plan. Such approved plans are intended to achieve a campus-like setting within an Industrial Master Plan Area, while allowing development to occur independently on a number of smaller parcels within that area. It is the intent of this chapter to provide procedures and criteria for the submission and review of such Industrial Master Plan applications.

Section 43. TDC 37.020 is amended to read as follows:

(1) A request for an Industrial Master Plan or modification of an existing Industrial Master Plan shall be subject to a Neighborhood/Developer Meeting pursuant to TDC 31.063.

(2) A request for an Industrial Master Plan or modification of an existing Industrial Master Plan shall be initiated by the owner or owners of all properties within the Industrial Master Plan Area or an authorized agent by filing an application with the Community Development Department. The applicant shall discuss the proposed use and site plans with the Community Development Director and City Engineer in a pre-application conference prior to submitting an application. Prior to the submittal of an application, an applicant shall conduct a Neighborhood/Developer Meeting subject to TDC 31.063. Following the pre-application conference and the Neighborhood/Developer Meeting, the applicant may submit a written application addressing applicable review criteria and a site plan, as outlined in (3) below, showing the dimensions and

arrangement of the proposed development. The application shall be accompanied by a fee as established by City Council resolution and the information outlined in TDC 31.071(7) for notification purposes. The applicant shall post a sign pursuant to TDC 31.064(2). The City shall mail notice of application submittal pursuant to TDC 31.064(1).

(3) An Industrial Master Plan may be approved based on proposed parcel boundaries; in this case development under the Industrial Master Plan shall be conditioned on creation of the proposed parcels through the subdivision or partition process or may be the subject of a concurrent land division application. Partition applications associated with an Industrial Master Plan may be approved by City Council in accordance with TDC 36.230(8).

(4) In addition to the information necessary to satisfy the approval criteria specified below, the following information shall be included in the application or on accompanying drawings:

(a) A completed application form accompanied by the appropriate fee with the correct map and tax lot numbers and location of property. The application must include the name, address, and telephone number of the applicant, the name and addresses of all property owners if different, the signature of the applicant, and the nature of the applicant's interest in the property.

(b) One copy of a written statement that includes the following items:

(i) A complete list of all land use reviews requested;

(ii) A complete description of the proposal;

(iii) A description of how all approval criteria for the land use review are met;

(iv) Any request for alternate development standards, pursuant to (4) below, shall be included in the written statement.

(c) A site or development plan. At least one complete copy must be 8½ inches by 11 inches, suitable for photocopy reproduction. The site or development plan must be drawn accurately to scale and must show the following existing and proposed information:

(i) All existing or proposed property lines with dimensions and total lot area;

(ii) North arrow and scale of drawing;

(iii) Adjacent streets, motor vehicle circulation systems, including connections off site, location of parking areas, and design to

include number of spaces, location of loading areas, curbs, and sidewalks;

(iv) Easements and on-site utilities;

(v) General location of existing and proposed building envelopes;

(vi) Location of adjacent off-site buildings;

(vii) Types and location of vegetation, street trees, screening, fencing, and building materials;

(viii) Pedestrian and bicycle access and circulation systems, including connections off site and bicycle parking areas;

(ix) Bus routes, stops, pullouts or other transit facilities on or within 100 feet of the site;

(x) Conceptual building materials and location of landscaped areas; and

(xi) Partition application if applying for concurrent approval in accordance with TDC 36.220.

(d) The information on the Neighborhood/Developer Meeting specified in TDC 31.063(10).

(e) If a railroad-highway grade crossing provides or will provide the only access to the subject property, the applicant must indicate that fact in the application, and the City must notify the ODOT Rail Division and the railroad company that the application has been received.

(5) An Industrial Master Plan may specify, for the entire Industrial Master Plan Area as a whole or for each individual parcel therein, the following alternate development standards which shall supersede conflicting provisions otherwise applicable:

(a) Setbacks from each lot line to buildings, parking areas and circulation areas. Required setbacks may be exact, or minimum and maximum ranges may be specified. Required setbacks may be greater than or less than those required under TDC 62.060 or TDC 64.060.

(b) Locations of shared parking and circulation areas and access improvement, including truck maneuvering and loading areas and common public or private infrastructure improvements.

(c) Building heights and placement and massing of buildings with respect to parcel boundaries.

(d) Location and orientation of building elements such as pedestrian ways or accesses, main entrances and off-street parking or truck loading facilities, including the number of off-street parking spaces and loading docks required.

(e) Lot dimensions and area provided that no individual parcel shall be less than 15 acres north of SW Leveton Drive and five acres south of SW Leveton Drive unless otherwise provided under TDC 62.050(1).

(i) For properties in the MP Planning district, less than 15 acres north of SW Leveton Drive and five acres south of SW Leveton Drive unless otherwise provided under TDC 62.050(1).

(ii) For properties in the Regionally Significant Industrial Area (RSIA) of the MBP Planning District, Lots or parcels may be divided into smaller lots or parcels of 20,000 sq. ft or larger when the Industrial Master Plan identifies at least one lot or parcel of 100 acres in size or larger and one lot or parcel 50 acres in size or larger in the RSIA.

(f) Location of required building and parking facility landscaped areas.

(6) Except as specifically provided in subsection (4) above, all other provisions of this Code shall apply within an Industrial Master Plan Area.
73.240 is amended to read as follows:

Section 44. TDC 37.030 is amended to read as follows:

The City Council shall approve an Industrial Master Plan, after a hearing conducted pursuant to TDC 32.040, provided that the applicant demonstrates that the following criteria are met:

(1) Public facilities and services, including transportation, existing or planned, for the area affected by the use are capable of supporting the proposed development or will be made capable by the time development is completed.

(2) The location, design, size, color and materials of the exterior of all structures for the proposed development and use is compatible with the character of other developments within the same general vicinity.

(3) The internal circulation, building location and orientation, street frontage, parking, setbacks, building height, lot size, and access are in accordance with TDC

Chapter 62 for the MP Planning District and TDC Chapter 64 for the MBP Planning District unless otherwise approved through the Industrial Master Plan process.

Section 45. TDC 37.040 is amended to read as follows:

(1) Before acting on a request for an Industrial Master Plan, the application shall be considered by the City Council at a public hearing conducted in the manner provided for in TDC 31.077. The City Council may continue a hearing in order to obtain additional information or serve further notices upon property owners or persons who it decides may be interested in or affected by the proposed conditional use. Upon recessing for this purpose, the Council shall announce the time, place and date when the hearing will be resumed.

(2) The City Council may approve, approve with conditions, or deny the application for an Industrial Master Plan. The City Council may impose, in addition to the regulations and standards expressly specified in this chapter, other conditions found necessary to protect the best interests of the surrounding property or neighborhood or the City as a whole and for compliance with the Metro UGMFP Title IV policies and requirements.

Section 46. The Map 72-1 Natural Resources Protection Overlay District (NRPO) and Greenway Locations is amended to show revisions as proposed in the Southwest Concept Plan, as shown on the attached Map 72-1, marked "Exhibit T."

Section 47. The Map 72-2 Greenway Development Plan is amended to show revisions as proposed in the Southwest Concept Plan, as shown on the attached Map 72-2, marked "Exhibit U."

Section 48. The Map 72-3 Significant Natural Resources is amended to show revisions as proposed in the Southwest Concept Plan, as shown on the attached Map 72-3, marked "Exhibit V."

Section 49. TDC 73.240 is amended to read as follows:

(1) The following standards are minimum requirements.

(2) The minimum area requirement for landscaping for conditional uses for RL, RML, RMH, RH and RH/HR Planning Districts, listed in 40.030, 41.030, 42.030, 43.030 and 44.030, excluding 40.030(3), 40.030 (4)(j), 40.030 (4)(m), 40.030 (4)(n) and 41.030(2) shall be twenty-five (25) percent of the total area to be developed. When a dedication is granted in accordance with the planning district provisions on the subject

property for a fish and wildlife habitat area, the minimum area requirement for landscaping shall be twenty (20) percent of the total area to be developed as determined through the AR process.

(3) The minimum area requirement for landscaping for uses in CO, CR, CC, CG, ML and MG Planning Districts shall be fifteen (15) percent of the total land area to be developed, except within the Core Area Parking District, where the minimum area requirement for landscaping shall be 10 percent. When a dedication is granted in accordance with the planning district provisions on the subject property for a fish and wildlife habitat area, the minimum area requirement for landscaping may be reduced by 2.5 percent from the minimum area requirement as determined through the AR process.

(4) The minimum area requirement for landscaping for uses in IN, CN, CO/MR, MC and MP Planning Districts shall be twenty-five (25) percent of the total land area to be developed. When a dedication is granted in accordance with the planning district provisions on the subject property for a fish and wildlife habitat area, the minimum area requirement for landscaping may be reduced by 2.5 percent from the minimum area requirement as determined through the AR process.

(5) The minimum area requirement for landscaping for uses in the Industrial Business Park Overlay Planning District and the Manufacturing Business Park Planning District shall be twenty (20) percent of the total land area to be developed.

(6) The minimum area requirement for landscaping for approved Industrial Master Plans shall be 20% of the total land area to be developed.

(7) For properties within the Hedges Creek Wetland Protection District which have signed the "Wetlands Mitigation Agreement", the improved or unimproved wetland buffer area may reduce the required landscaping to 12.5 percent as long as all other landscape requirements are met.

(8) Developments not in a Low Density Residential (RL) or Manufacturing Park (MP) Planning District, but which abut an RL or MP Planning District shall provide and perpetually maintain dense, evergreen landscaped buffers between allowed uses in the district and the adjacent Low Density Residential (RL) or Manufacturing Park (MP) Planning District as approved through the Architectural Review process.

(9) Yards adjacent to public streets, except as described in the Hedges Creek Wetlands Mitigation Agreement, TDC 73.240(7), shall be planted to lawn or live groundcover and trees and shrubs and be perpetually maintained in a manner providing a park-like character to the property as approved through the Architectural Review process.

(10) Yards not adjacent to public streets or Low Density Residential (RL) or Manufacturing Park (MP) Planning Districts shall be planted with trees, shrubs, grass or

other live groundcover, and maintained consistent with a landscape plan indicating areas of future expansion, as approved through the Architectural Review process.

(11) Any required landscaped area shall be designed, constructed, installed, and maintained so that within three years the ground shall be covered by living grass or other plant materials. (The foliage crown of trees shall not be used to meet this requirement.) A maximum of 10% of the landscaped area may be covered with unvegetated areas of bark chips, rock or stone. Disturbed soils are encouraged to be amended to an original or higher level of porosity to regain infiltration and stormwater storage capacity.

(12) In the MP District, wetland buffer areas up to 50 feet in width may be counted toward the required percentage of site landscaping, subject to the following:

(a) The amount of wetland buffer area which may be counted as landscaping is limited to a maximum of two and one-half percent (2.5 percent) of the total land area to be developed.

(b) All portions of the required buffer area to be counted as landscape shall be within the boundaries of the subject property. No credit may be claimed for wetland buffer areas lying outside the lot lines of the subject parcel.

(c) Where wetlands mitigation in the buffer has not yet occurred at the time of development, the developer shall perform, or bear the cost of, all necessary mitigation work in the course of site development, in accordance with a Removal/Fill Permit or permits issued by the Oregon Division of State Lands and the US Army Corps of Engineers and the Unified Sewerage Agency.

(d) Where wetlands mitigation in the buffer has already been performed in accordance with a Removal/Fill Permit or permits issued by the Oregon Division of State Lands and the US Army Corps of Engineers, the developer shall include an enhanced mitigation plan approved by the Oregon Division of State Lands and the Unified Sewerage Agency as part of the Architectural Review submittal. The developer shall complete all work required by the enhanced wetland mitigation plan in conjunction with development of the site.

(13) Landscape plans for required landscaped areas that include fences should carefully integrate any fencing into the plan to guide wild animals toward animal crossings under, over, or around transportation corridors.

Section 50. The Figure 73-3 Parking Maximum Map is amended to show revisions as proposed in the Southwest Concept Plan, as shown on the attached Figure 73-3, marked "Exhibit W."

Section 51. The Map 74-1 Street Tree Plantings is amended to reflect the Southwest Regionally Significant Industrial Area as part of Zone 1, as shown on the attached Map 74-1, marked "Exhibit X."

Section 52. TDC 75.030 is amended to read as follows:

This section shall apply to all City, County and State public streets, roads and highways within the City and to all properties that abut these streets, roads and highways.

(1) Access shall be in conformance with TDC Chapter 73 unless otherwise noted below.

(2) Freeways, Expressways and Arterials Designated.

For the purposes of this chapter the following are freeways, expressways and arterials:

(a) Interstate 5 Freeway;

(b) Interstate 205 Freeway;

(c) I-5/99W Connector;

(d) Pacific Highway 99W;

(e) Tualatin-Sherwood Road at all points located within the City of Tualatin Planning Area;

(f) Nyberg Street, from its intersection with Tualatin-Sherwood Road east to 65th Avenue, including the I-5 Interchange;

(g) 124th Avenue from Highway 99W south to ~~Tualatin-Sherwood Road~~Tonquin Road and/or the future I5/99W Connector;

(h) Lower Boones Ferry Road, from Boones Ferry Road to the Bridgeport/72nd intersection and from the Bridgeport/72nd intersection to the east City limits;

(i) Boones Ferry Road at all points located within the City of Tualatin Planning Area;

(j) SW 65th Avenue from its intersection with Nyberg Street south to Sagert Street;

(k) Borland Road from SW 65th Avenue east to Saum Creek;

(l) Bridgeport Road from Lower Boones Ferry Road to the west City limits;

(m) Martinazzi Avenue from Boones Ferry Road south to Sagert Street;

(n) Tualatin Road from Boones Ferry Road to Herman Road;

(o) Sagert Street from Martinazzi Avenue to 65th Avenue;

(p) Hall Boulevard extension from Tualatin Road to the north City limits;

(q) Leveton Drive from 118th Avenue to 108th Avenue;

(r) 108th Avenue from Leveton Drive to Herman Road;

(s) Herman Road from 108th Avenue to Teton Avenue;

(t) Lower Boones Ferry Road extension west to Tualatin Road.

If the Council finds that any other road or street is in need of access control for any reason, it may direct that the street or road be added to this section through a Plan Text Amendment.

(3) Applicability

(a) This chapter applies to all developments, permit approvals, land use approvals, partitions, subdivisions, or any other actions taken by the City Council or any administrative officer of the City pertaining to property abutting any road or street listed in TDC 75.030. In addition, any parcel not abutted by a road or street listed in TDC 75.030, but having access to an arterial by any easement or prescriptive right, shall be treated as if it did abut the arterial and this chapter applies. This chapter shall take precedence over any other TDC chapter and over any other ordinance of the City when considering any development, land use approval or other proposal for property abutting an arterial or any property having an access right to an arterial.

(b) With the approval of the City Council, the City may act on its own initiative to protect the public safety and control access on arterials or any street to be included by TDC 75.030, consistent with its authority as the City' s Road Authority.

Section 53. TDC 75.120 is amended to read as follows:

The following list describes in detail the freeways, expressways and arterials as defined in TDC 75.030 with respect to access. Recommendations are made for future changes in accesses and location of future accesses. These recommendations are

examples of possible solutions and shall not be construed as limiting the City' s authority to change or impose different conditions if additional studies result in different recommendations from those listed below.

INTERSTATE 5

I-5 is a State facility and access is controlled by the State.

INTERSTATE 205

I-205 is a State facility and access is controlled by the State.

I-5/99W CONNECTOR

If a Goal exception is granted for the Regional Transportation Plan, the I-5/99W Connector may run from a new interchange near Norwood Road westerly and then northwesterly to Tualatin-Sherwood Road or it may run westerly to Highway 99W south of Sherwood. This roadway is a controlled access highway with possible intersections proposed at the following locations:

(1) The intersection of Boones Ferry Road and I-5/99W Connector.

(2) The intersection of Grahams Ferry Road and I-5/99W Connector.

(3) The intersection of the southern extension of SW 124th Avenue and I-5/99W Connector.

(4) The intersection of Tualatin-Sherwood Road and I-5/99W Connector.

If the I-5/99W Connector is constructed in phases, some interim accesses may be provided in accordance with TDC Chapter 75 when the road is a two-lane road. When the road is completed to its design width, it may be necessary to construct sections of a frontage road to provide access to properties along the I-5/99W Connector. This would be mainly in the area between Graham Ferry Road and the Portland and Western (old Burlington Northern) railroad track.

PACIFIC HIGHWAY 99W

On the southeasterly side of Pacific Highway 99W access will be provided by Cipole Road, a future street 130th Avenue, 124th Avenue and Hazelbrook Road. Prior to construction of 130th Avenue, interim access in accordance with TDC Chapter 75 may be approved by the City Engineer. In addition to 130th Avenue, shared driveway accesses will be allowed between Tax Lots 1800 (Grimm's Fuel, 18850 99W) and 1801 (Construction Equipment Company, 18550 99W), and Lots 2000 (SW Readymix, 18610 99W) and 2101 (Anderson Forge and Machine, 18500 99W), Tax Map 2S121A. A shared driveway access will also be allowed between 130th Avenue and 124th Avenue. 130th Avenue should match-up with a re-aligned Pacific Drive on the northwesterly side of 99W. West of Cipole Road and south of Pacific Highway access will be provided by a new street or private drive extending west of Cipole Road across from the proposed Cummins Drive/Cipole Road intersection.

East of 124th Avenue on the southeasterly side of Pacific Highway 99W, property will access onto Tualatin Road or onto Hazelbrook Road. In this area a central access from Pacific Highway consisting of one right-in and one right-out driveway may be allowed. The access point shall be located within the middle one-third of the frontage between 124th Avenue and Hazelbrook Road. The final location shall be determined by the City Engineer at the time any portion of either site is developed.

On the northwesterly side of Pacific Highway 99W access will be provided by Cipole Road and Pacific Drive. West of Cipole Road and north of Pacific Highway access will be provided by SW Pacific Drive. Pacific Drive will be extended as a frontage road toward the 124th Avenue intersection as far as is practicable as determined by the City Engineer. Past that point shared driveways shall be used as determined by the City Engineer. Pacific Drive will be reconfigured to align with 130th Avenue to form a new intersection. From the reconfigured intersection with Pacific Drive and 99W to 124th Avenue, interim accesses may be approved in accordance with TDC Chapter 75. Between 124th Avenue and the Tualatin River on the northwesterly side of Pacific Highway 99W existing accesses will remain except as noted below for development or redevelopment due to the median of Highway 99W these will be limited to right-turn in, right-turn out . Any redevelopment in this area will require that the driveway accesses be consolidated to a minimum number as determined by the City Engineer.

TUALATIN-SHERWOOD ROAD

Nyberg Street to Boones Ferry Road:

Access to this section was purchased at the time of right-of-way acquisition. Access will be provided by Martinazzi Avenue and Boones Ferry Road. Notwithstanding other provisions of this Code, a single access onto Tualatin-Sherwood Road shall be allowed along the north side of this section in the block between Martinazzi Avenue and Boones Ferry Road; its exact location and configuration shall be determined by the City Engineer.

Boones Ferry Road to S.W. 89th Avenue:

All access to this property was purchased as part of the right-of-way acquisition. Access shall be limited to right-in, right-out access on the south side at Mohave Court and on the north side opposite Mohave Court. Full access shall be prohibited at these locations by means of a median barrier. A new four-way intersection serving SW 89th and Old Tualatin-Sherwood Road shall be located approximately 800 feet west of Boones Ferry Road. This intersection shall be designed in cooperation with Washington County.

89th Avenue to Teton Avenue:

Tualatin-Sherwood Road access shall be limited as follows: On the north side of the road the Emery Zidell Subdivision (2S1-23A) shall have two street accesses located at 90th Avenue across from 90th Court and at 95th Place at the west property line. The intersection of 90th Avenue with Tualatin-Sherwood Road shall be a four-way intersection. The four-way intersection at the west line of the Emery Zidell Subdivision shall be located across from 95th Place on the south side of Tualatin-Sherwood Road.

Between 95th Place and 97th Avenue on the north side of Tualatin-Sherwood Road, the two existing driveways may remain, but limited to right-in, right-out. A cross access will be developed to serve tax lots 200, 500, 501, 600, 700, 800, 801 and 900, Tax Map 2S1 23CA for access to 95th Place.

At a point 850 feet east of Teton a cul-de-sac street system (97th Avenue) will extend north with a stub to the west to pick up the property behind Premier Industrial Park. On the south side Evergreen Business Park (2S1 23DA, 1400) shall access onto Old Tualatin-Sherwood Road. Tax Lot 600, Tax Map 2S1 23DB (9360 Tualatin-Sherwood Road) shall access onto 95th Place. Between 97th Avenue and Teton Road, Tax Lots 200 and 300 of Tax Map 2S123CC shall have a joint driveway access. Tax Lot 400 of Tax Map 2S123CC shall have a cross access to either the joint driveway on Tax Lots 200 and 300 or a cross access over Tax Lot 500 to Teton Avenue.

A driveway or a cul-de-sac street will extend south of Tualatin-Sherwood Road at 97th Avenue. The driveway or cul-de-sac will provide access for the two Tualatin Business West (old Pardue) properties (2S1 23 CD/200, 300) located between 95th Place and the properties to the west fronting SW Teton (2S1 23CC/1100, 1200, 1300). The properties fronting on Teton Avenue will take access from Teton Avenue. The Washington County water quality facility (2S123CC/1000) is permitted one service driveway adjacent to its east property line.

Teton Avenue to Avery Street/112th Avenue:

On the north side of Tualatin-Sherwood Road no new streets or driveways will be constructed and existing driveways will be removed at the time of development or redevelopment. All of the properties will be served by either Manhasset Drive or 112th Avenue. 112th Avenue will connect to Myslony Street. Western Industrial Ceramics (2S1 22D/200) shall take access to Manhasset Street. An eastern extension off of the 112th Avenue/Myslony Street connection will terminate at and provide access to the Pascuzzi (2S1 22D/600) and UPS (2S1 22D/301) properties. The actual alignments of the 112th Avenue/Myslony Street connection and the eastern extension to the Pascuzzi and UPS properties will be determined at the time the surrounding properties are developed. 112th Avenue may be constructed over some period of time and will require interim access agreements per TDC 75.090.

On the south side of Tualatin-Sherwood Road there will be no new driveways or streets. Development of property east of Oregon Culvert (2S1 27A/101, 102) on Tualatin-Sherwood Road may be accomplished only with a joint access agreement with Air Liquid through the Air Liquid driveways. The Oregon Culvert property (2S1 27AA/100 and 200) shall have one access onto Tualatin-Sherwood Road. Properties between Oregon Culvert and Avery Street on the south side shall be served from SW Avery Street and no driveway or street access will be constructed with Tualatin-Sherwood Road.

Avery Street/112th to Cipole Road:

On the north side of Tualatin-Sherwood Road between 112th Avenue and Cipole Road the area will be served by the following streets or driveways: 1) An intersection with 115th Avenue approximately 1100 feet west of the intersection of Tualatin-Sherwood Road and 112th Avenue which will extend north and east to an intersection at 112th Avenue a minimum of 150 feet north of Tualatin-Sherwood Road. 2) An intersection approximately 1300 feet east of the intersection of Tualatin-Sherwood Road and 124th Avenue which will extend north and west to an intersection at 124th Avenue approximately 800 feet north of Tualatin-Sherwood Road. 3) 124th Avenue. 4) Cipole Road. The exact location and configuration of the streets or driveways shall be determined by the City Engineer.

On the south side of Tualatin-Sherwood Road between Avery Street and 120th Avenue the area will be served by the following street system: 1) An intersection with 115th Avenue approximately 1100 feet west of Avery Street. 2) A street intersection at 120th Avenue, which may be restricted to right-in, right-out movements in the future. The exact location and configuration of the streets shall be determined by the City Engineer. No driveways will be constructed in this area and existing driveways will be removed. Select Sales (2S1 27B/800) shall have a cross access to 115th Avenue.

S.W. NYBERG STREET
Tualatin-Sherwood Road to 65th Avenue:

On the south side between Fred Meyer and I-5 Freeway any development shall be served by the Fred Meyer driveway aligned with the K-Mart driveway on the north side and shall not be granted any access to Nyberg Street.

On the east side of I-5 Freeway on the north side of the road between the Sweetbrier Inn and the Trailer Park of Portland, any additional development or redevelopment shall remove existing driveways and be limited to two street accesses, the driveway for Forest Rim and a driveway on the west side of 7035 SW Nyberg Street (2S124A/2505).

On the south side of Nyberg Street the accesses to Texaco and Lazyboy will be relocated to align with the access on the north side of Nyberg Street. The westside Nyberg Retail access may be limited to right-in, right-out. The Meridian Veterinary Hospital and 7-11 driveways may remain, or be closed or combined if redevelopment occurs, or be changed as needed when the 65th/Nyberg Street intersection is reconfigured. There will be no new additional driveways created in this section of roadway.

124TH AVENUE
Pacific Highway to Tualatin Road:

Tualatin Road shall intersect with 124th Avenue as a T-intersection approximately 450 feet south of Pacific Highway. No street or driveway accesses on the west side of this intersection will be permitted. No driveway accesses shall be allowed between Pacific Highway and Tualatin Road.

Tualatin Road to Herman Road:

Between Tualatin Road and Herman Road, access to 124th Avenue shall be limited to a street intersection at Leveton Drive. The area west of the 124th Avenue/Tualatin Road intersection and south of Pacific Highway will be served by a cul-de-sac connecting to the westward extension of Leveton Drive. Access to 124th in this section may require the execution of interim agreements per TDC 75.090 to serve properties on the west side of 124th Avenue until the new street system can be constructed to adequately serve all the properties.

Herman Road to Tualatin-Sherwood Road:

On the east side of 124th Avenue between Herman Road and Tualatin-Sherwood Road the area will be served by the following streets or driveways: 1) A street intersection at Myslony Street. 2) A street or driveway intersection approximately 800 feet south of the Myslony Street/124th Avenue intersection extending east with an alternative to extend north to connect with Myslony Street a minimum of 150 feet east of 124th Avenue. Access may be limited to right in/right out as determined by the City Engineer. 3) A street or driveway intersection approximately 800 feet north of the intersection of Tualatin-Sherwood Road and 124th Avenue extending east and south to an intersection at Tualatin-Sherwood Road across from 120th Avenue. The exact location and configuration of the streets and driveways shall be determined by the City Engineer.

On the west side of 124th Avenue between Herman Road and Tualatin-Sherwood Road the area will be served by the following streets or driveways: 1) A driveway across from Myslony Street. 2) A street or driveway intersection approximately 800 feet north of the intersection of Tualatin-Sherwood Road and 124th Avenue. The exact location and configuration of the streets or driveways shall be determined by the City Engineer.

Tualatin-Sherwood Road to Tonquin Road and/or a future I5/99W Connector.

Between Tualatin-Sherwood Road and Tonquin Road and/or a future I5/99W Connector, access to 124th Avenue shall be limited to street intersections at Blake Street and the unnamed east-west collector street. Depending on when this segment of 124th Avenue is constructed, and where and when the Connector is constructed, a (possibly interim) connection to Tonquin Road may also be provided.

LOWER BOONES FERRY ROAD

Boones Ferry Road to Childs Road:

On the south side of the road the Club Sport property (old Costco site) (2S124AB, 800) (18120 SW Boones Ferry Road) shall have its access located at its east property line. This access shall be combined with the access of the Mt. Hood Chemical Building (the old Chadwick building) (2S124AB, 700) at its west.property line into one joint access. On the north side of the road is a small lot (Leageld Development) (2S1 13DC/2000) whose driveway shall line up with the intersection of Childs Road and Lower Boones Ferry Road.

Childs Road to I-5 Freeway:

On the south side of the road the existing driveways may be allowed to remain. If the properties change to another Planning District, the number and location of the accesses may need to be changed. The property at the northeast corner of Lower Boones Ferry Road and Childs Road, (Foursquare Church) shall take its access off of Childs Road. The Billygan's Roadhouse (2S113DC/700 & 800) shall share an access with 2S113DC/1100.

On the north side of the road, the existing driveways may be allowed to remain. The Robertson/Bioremediation lots (2S113DC/ 1800 & 1900) shall share a driveway. The Robinson Property (old Directors Furniture site) east of the Schneider Truck Terminal (the old Ryder Truck rental facility) (2S1 13DC/1000) shall align its driveway with the driveway immediately across Lower Boones Ferry Road on the south side. The Barbara Johnson property (2S1 13DC/501) shall share an access and may be limited to right-in, right-out. The CarQuest site (2S113DC/501) shall take access off of Hazel Fern Road.

I-5 Freeway northerly to Bridgeport Road:

On the west side, Hazel Fern Road shall intersect with Lower Boones Ferry Road. The Village Inn's (2S113DB/1200 & 1300) access may remain. If the site is redeveloped, access shall be determined by the City Engineer. .Shilo Inn (2S1 13DB 1400) shall access off of Hazel Fern Road. On the east side, the Tri-Met park and ride shall be permitted two driveway accesses as determined by the City Engineer.

72nd to the east City limits:

On the north side access shall be permitted only by 65th Avenue and 63rd Avenue and a right-in, right-out driveway between 65th and 63rd. Between 63rd Avenue and the east City limits the properties fronting Lower Boones Ferry Road shall take access from 63rd Avenue. On the south side access shall be permitted at 65th Avenue. Between 65th Avenue and the east City limits no new accesses shall be permitted. A median may be constructed to limit access to right-in, right-out.

BOONES FERRY ROAD

North City Limits to Tualatin River:

All existing driveways will remain. No new driveways will be permitted.

Tualatin River to Tualatin Road:

Between the River and Martinazzi Avenue on the south side, the access for the apartments (2S1 24B/1500) will be closed and converted over to the Loop Road. The Loop Road may have a right-in, right-out connection to Boones Ferry Road between the river and Martinazzi Avenue. On the south side of Boones Ferry Road between Martinazzi Avenue and the driveway for the White Lot (old Lot C), any development or redevelopment shall take access over the White Lot or from Martinazzi Avenue. Between the White lot and 84th Avenue, all properties shall have combined accesses resulting in only one access on Boones Ferry Road. Between 84th Avenue and Tualatin Road on the south side, any redevelopment shall result in no driveways onto Boones Ferry Road and access shall be taken from 84th Avenue or Seneca Street.

On the north side the Baranzano (2S1 24BC/1301, 1400) and Bray (2S1 24B/1300) properties shall combine their driveways at a location to be determined by the design of the Martinazzi Avenue-Boones Ferry Road intersection. The Baranzano and Kaplan (formerly Greulich) (2S1 24BC/1300) properties shall combine their access into one across from the White lot's driveway. Between the Green (old G lot) and Blue (old H lot) lots, any redevelopment of these properties shall remove the existing driveways and take access from the public parking lots from a cross access between the two public lots. Between the Blue lot and Tualatin Road any development or redevelopment shall have access off of Tualatin Road at the north edge of the property or over the Blue lot.

Tualatin Road to Tualatin-Sherwood Road:

On the west side of this road is the Portland and Western (old Burlington-Northern) railroad tracks. There will be no access to Boones Ferry Road across the Portland and Western tracks except an access for a public street to the west side of the railroad tracks, centered on the centerline of Nyberg Street. The existing two driveways to the Pratt-Broome (2S123/200) property shall be closed and access taken over the Hedges Greene Retail development to Nyberg Street. On the east side of this road, all redevelopment shall lead to elimination of all driveways onto Boones Ferry Road. Vehicular access to Boones Ferry Road in this section shall be limited to the Seneca Street intersection and Nyberg Street intersection. This will require interim access agreements per TDC 75.090.

Tualatin-Sherwood Road to Sagert Street:

On the west side, all existing driveways will be allowed to remain. On the former Old Tualatin Elementary School property frontage (2S123DD 500), a new local street intersection is allowed on SW Boones Ferry Road that connects to a future public street on the Old Tualatin Elementary School property that extends north from SW Sagert Street in the approximate alignment of SW 90th Avenue. The new local street intersection may be located approximately 500 ft. north of the intersection with SW Sagert Street. The Tualatin Center property (the old Galloway site) (2S1 23DA/100) (19401-19417 Boones Ferry Road) will have one access aligned with Warm Springs. On the east side, the old McDonald's driveway was closed and shall remain closed (2S1 24CB/1201). Any additional development on the Brock property (2S1 24CB/2100) shall result in closure of this driveway to Boones Ferry Road. Any additional development on the Ziedman property (2S1 24CB/2200) shall result in closure of this driveway to Boones Ferry Road. Between Warm Springs Street and Tualatin-Sherwood Road, as an option to closing the driveways at Brocks, and Ziedmans, it may be permissible to construct a raised median barrier or other improvements in Boones Ferry Road in this section to physically eliminate left turning movements, thus limiting all these driveways to right turn in, right turn out. Any redevelopment of the residential property between Mohawk and Sagert on the east side of Boones Ferry Road shall be accomplished in such a manner that the ultimate access to this area is from a street off of Sagert Street at its intersection with 86th Avenue. This may require interim agreements in accordance with TDC 75.090. All existing driveways in this area will be allowed to remain so long as the use of the property does not change.

Boones Ferry Road south of Sagert Street to Avery:

The existing driveways will be allowed to remain. Any redevelopment of any residential property between Sagert and Avery shall result in no additional driveways being constructed in this area.

Avery to Ibach:

South of Avery Street, the Sundae Meadows Subdivision and Tualatin Presbyterian Church (2S1 26AC, 301) (9230 Siletz Drive) shall access Boones Ferry Road via Siletz Drive. One additional street or private drive (Cherry Lane) will be provided for the Boones Ferry Condos (2S1 26AC Supplemental).

Ibach Street to Norwood:

Development of these residential properties shall result in no more than two driveway accesses for Tualatin High School, one emergency access with no curb cut for Grahams Landing Condos (SW Corner of Boones Ferry and Ibach) and only street intersections for other properties. All street intersections on Boones Ferry Road between Ibach and Norwood shall be spaced a minimum of 500 feet apart.

65TH AVENUE

Nyberg to Borland:

There will be no new additional driveways.

Borland Road to Sagert Street

There will be no new driveways. A street connection will be constructed across from Sagert Street to serve property to the east of 65th Avenue.

BORLAND ROAD

Between 65th and the Entrance to Bridgeport School:

In this section of roadway, as the residential properties develop, all accesses to Borland shall be limited to street intersections. These street intersections shall be spaced a minimum of 500 feet apart. All development in this area shall be interconnected so there are no dead-end entrances from Borland Road.

Bridgeport School Entrance to Saum Creek:

As the residential properties develop, all accesses to Borland shall be limited to street intersections. These street intersections shall be spaced a minimum of 500 feet apart. All development in this area shall be interconnected so there are no dead-end entrances from Borland Road. Access to Prosperity Park Road is allowed.

BRIDGEPORT ROAD

72nd Avenue to the West City Limits:

On the north side, the Durham Quarry (2S113DB/100) access will be limited to three driveways. Two driveways shall align across from Hazel Fern Road and the REI driveway and the final driveway location at the southwest corner of the site shall be determined by the City Engineer. As part of the Durham Quarry development Finday Street in the City of Durham at the northwest corner of the site may be an access to the site.

On the south side between Lower Boones Ferry Road and Hazel Fern Road no driveway access shall be permitted. From Hazel Fern to the City limits, A-1 Coupling (2S113DB/701) shall take access from Hazel Fern Road. The undeveloped property (2S113DB/600) shall have a joint access with REI (2S113DB/500). Bridgeport Office (2S113DB/400) and the driveway easement for 2S113DB/401 shall combine driveways.

72ND AVENUE
Bridgeport Road to North City Limits:

On the east side no street or driveway access shall be permitted. Access to the Tri-Met Park and Ride shall be provided from a new driveway access serving the Borders Book development in the City of Tigard. On the west side no street or driveway access shall be permitted. Access to 72nd from the Durham Quarry development will be in the City of Tigard.

MARTINAZZI AVENUE
Boones Ferry Road to Seneca Street:

On the west side, any redevelopment on the Doyle (old Silvey) property (2S1 24BC/1500, 1503) or the Halstin (old post office property) (2S1 24BC/1502) shall result in combining these two driveways into one driveway on Martinazzi Avenue, or the Halstin property shall take access from the White public parking lot (old Lot C) to Boones Ferry Road. On the east side the existing driveway shall be removed and access shall be taken off of the Loop Road.

Seneca Street to Nyberg Street:

No driveways shall be permitted. The raised center median prohibiting left turns in this area shall remain until driveways are removed. On the west side the Wells Fargo driveway shall be removed and access taken from Seneca Street or Nyberg Street. On the east side the driveway for 2S114B/2000 shall be removed and access taken from the Loop Road or Nyberg Street.

Nyberg Street to Tualatin-Sherwood Road:

There shall be no access to Martinazzi Avenue.

Tualatin-Sherwood Road to Warm Springs Street:

The only access shall be the existing Fred Meyer/Martinazzi Square driveway intersection.

Warm Springs Street to Sagert Street:

There shall be no additional access granted. The only street intersection will be Mohawk Street.

TUALATIN ROAD
Boones Ferry Road to Hall Boulevard Extension:

On the west side is the Portland and Western railroad tracks (the old Burlington Northern tracks). There will be no access to Tualatin Road across the tracks. On the east

side a driveway access may be permitted for 2S124BC/300. The existing driveways for 2S124BC/100 & 200 may remain.

Hall Boulevard Extension to Chinook Street:

On the north and east side no new driveway access shall be permitted. Redevelopment shall require access to be taken from 84th Avenue or Cherokee Street. On the south and west side, no new driveway accesses shall be permitted. Access related to redevelopment of 2S123/100 shall be determined by the City Engineer.

Chinook Street to Herman Road:

No new driveway accesses shall be permitted. On the north side any development or redevelopment of the Tualatin Country Club (2S114D/500) shall require a street or driveway connection aligning with 90th Avenue. Redevelopment of 2S123BA/2403 or 2S123BA/4800 shall require access to Cheyenne Way connecting to Tualatin Road.

On the south side of this road is the Portland and Western railroad tracks (old SP tracks). There will be no access to Tualatin Road across the tracks except for 90th Avenue and the Durametal (2S123BD/800) driveway.

SAGERT STREET

No new driveways or streets shall be allowed, except the City Engineer may allow one driveway from the SE comer lot of Sagert and Martinazzi. This driveway may be restricted to right-in, right-out.

HALL BOULEVARD

Tualatin Road to North City Limits:

No driveway access shall be allowed to the Hall Boulevard extension. A street connection shall be made for the Lower Boones Ferry Road/Tualatin Road extension.

LEVETON DRIVE

118th Avenue to 108th Avenue:

On the north side of Leveton Drive, JAE (2S122B/200) shall align a driveway across from 118th Avenue and be permitted a second driveway approximately 50 feet from their east property line. Novellus (2S122AA/500 and 2S122AB/100) shall be permitted three driveways located approximately 25 feet and 950 feet from the west property line for Tax Lot 100 and 600 feet west of 108th Avenue for Tax Lot 500.

On the south side, Phight Inc. (2S122/300) shall be allowed a driveway aligned with the west Novellus (2S122AB/100) driveway and a driveway adjacent to their east property line. Fujimi (2S122/400) shall be allowed a driveway adjacent to their west property line and east property line. Tofle (2S122AD/400) shall be allowed a driveway aligning across from the Novellus (2S122AA/500) driveway and a second driveway approximately 260 feet west of 108th Avenue.

108TH AVENUE

Leveton Drive to Herman Road:

On the west side, Tofle (2S122AD/400) shall take access from Leveton Drive. The undeveloped property (2S122AD/500) shall be allowed one driveway onto 108th Avenue. The old Shults Clearwater site (2S122AD/800) and then Northwest Pipe and Metal Fab (2S122AD/600 & 700) shall provide a joint driveway access. The Wahco Inc. property (2S122AD/900) shall take access from Herman Road.

On the east side, the DOT Inc.. site shall have a driveway that aligns with Leveton Drive. The City Operations Center (2S122AD/200 & 300) will be permitted two driveways at locations to be determined by the City Engineer.

HERMAN ROAD
108th Avenue to Teton Avenue:

On the north side, the City Operations Center (2S122AD/200 & 2300) will be permitted one driveway approximately midpoint along their Herman Road frontage. Airifco (2S123B/600) will be permitted one driveway adjacent to their west property line.

On the south side is the Portland and Western railroad tracks (the old SP tracks). There will be no access to Herman Road across the tracks except for a shared driveway between the Kem Equipment (2S122AD/800) and Marshall Property (2S122AD/1000) located on the common property line. The Marshall Property (2S123BC/1000) shall take access from Teton Avenue.

LOWER BOONES FERRY ROAD EXTENSION WEST TO TUALATIN ROAD
Boones Ferry Road to Tualatin Road:

Driveway or street locations during redevelopment of the properties west of Boones Ferry Road and east of the river shall be determined by the City Engineer. A street connection shall be at the Hall Boulevard extension. Driveway or street access for properties along Chinook Street will be determined by the City Engineer at the time of development or redevelopment.

Section 54. The Map 75-1 Access Management is amended as proposed in the Southwest Concept Plan, as shown on the attached Map 75-1, marked "Exhibit Y."

Section 55. A new section, TDC 64.010 is added to read as follows:

The purpose of this district is to provide an environment for industrial development consistent with the Southwest Concept Plan (SWCP) (Accepted by the City in October, 2010) and as a Metro-designated Regionally Significant Industrial Area (RSIA) consistent with Metro's Urban Growth Boundary (UGB) expansion decisions of December 2002 and June 2004.

The MBP Planning District will be a mix of light industrial and high-tech uses in a corporate campus setting, consistent with MBP Planning District development standards. Permitted uses are required to be conducted within a building and uses with

unmitigated hazardous or nuisance effects are restricted. The RSIA-designated area requires at least one 100-acre parcel and one 50-acre parcel for large industrial users. The remainder of the area is likely to include light to medium industrial uses with some limited, local-serving commercial services.

The district is intended to provide for an aesthetically attractive working environment with campus-like grounds, attractive buildings, ample employee parking and other amenities appropriate to an employee oriented activity. It also is intended to protect existing and future sites for such uses by maintaining large lot configurations, a cohesive planned-development design and limiting uses to those that are of a nature that will not conflict with other industrial uses or nearby residential areas of the City.

Section 56. A new section, TDC 64.020 is added to read as follows:

No building, structure or land shall be used except for the following:

(1) Research and development offices and laboratories for chemical, engineering, and physical sciences; medical and pharmaceutical products; alternative energy production from sources such as solar and wind; industrial products and consumer products.

(2) Manufacture, assembly and production uses except the uses and activities listed as prohibited in TDC 64.040:

(3) Food and beverage product processing and packaging.

(4) Metal fabrication (light to medium) (of unfinished or semi-finished metals).

(5) Molding of products from plastic and ceramic materials.

(6) Printing and publishing.

(7) Warehousing related to the above uses.

(8) Offices when part of a manufacturing use as listed in (1) through (7) above.

(9) Corporate, regional, or district office headquarters for any use permitted in this Code, provided that the offices occupy at least 20,000 square feet and that no manufacturing is conducted where not otherwise permitted in this chapter.

(10) Private parking lot improved and landscaped in accordance with TDC Chapter 73.

(11) Greenways and Natural Areas, including but not limited to bike and pedestrian paths and interpretive stations.

(12) Sewer and Water Pump Station, Pressure Reading Station. Water Reservoir.

(13) Public works shop and storage yard.

(14) Electrical substation.

(15) Natural gas pumping station.

(16) Wireless communication facility attached.

(17) Transportation Facilities and Improvements.

(18) Accessory Uses, incidental and subordinate to a permitted or conditionally permitted primary use.

(19) Other uses of similar character, when found by the Community Development Director to meet the purpose of this district, as provided in TDC 31.070.

Section 57. A new section, TDC 64.021 is added to read as follows:

The following restrictions shall apply to those uses listed as permitted uses in TDC 64.020.

(1) The use must be conducted wholly within a completely enclosed building, except off-street parking and loading, utility facilities, wireless communication facilities, outdoor storage of materials and products directly related to the permitted use

(2) The retail sale of products manufactured, assembled, packaged or wholesaled on the site is allowed provided that the retail sale area, including the showroom area, shall be no greater than 5% of the gross floor area of the building not to exceed 1,500 square feet.

Section 58. A new section, TDC 64.030 is added to read as follows:

The following uses are allowed when authorized in accordance with TDC Chapter 32:

(1) Wireless communication facility.

(2) Training center and facilities for primarily industrial activities.

(3) Film and video production.

(4) Caretaker residence.

(5) Call center or customer service center.

(6) Data processing or data storage center.

Section 59. A new section, TDC 64.035 is added to read as follows:

Additional uses listed below are permitted in the Commercial Services Overlay on Map 9-5 and only when conducted within an enclosed building except outdoor play areas of child day care centers as required by state day care certification standards. The maximum floor area for a single use listed in TDC 64.035(1-8) is 3,000 square feet and the maximum building size for a building with multiple tenants is 20,000 sq. ft.

(1) General offices.

(2) Branch banks and ATM banking kiosks.

(3) Medical and healing arts offices.

(4) Child day care center.

(5) Food store.

(6) Restaurant, without drive-up or drive through facilities.

(7) Dry Cleaners.

(8) Printing, copying and office services.

Section 60. A new section, TDC 64.040 is added to read as follows:

The following uses have activities, operations or physical characteristics that are not consistent with the Manufacturing Business Park as identified in TDC 64.010 and are prohibited. The uses represent conflicts with the development and operation of campus-style facilities for technology, light manufacturing, and higher wage employment uses and conflict with the residential areas that adjoin the MBP Planning District. The following uses are prohibited:

(1) Residential dwellings.

(2) Commercial uses defined by TDC Chapters 50, 51, 52, 53 and 54, except as otherwise provided in TDC 64.035.

(3) Places of assembly.

(4) K-12 Schools.

(5) Others:

(a) Auto wrecking.

(b) Commercial radio or TV broadcasting antennas.

(c) Creosote treatment of products.

(d) Distillation of bones.

(e) Distillation of oil, coal, wood or tar compounds.

(f) Fuel storage or distribution facilities.

(g) Truck Driving School.

(h) Fat rendering.

(i) Forge plants.

(j) Junk or salvage yard.

(k) Manufacture of the following products:

(i) Acid.

(ii) Ammonia.

(iii) Bleaching powder.

(iv) Celluloid pyroxylin.

(v) Cement, lime, gypsum and plaster of paris.

(vi) Chlorine gas.

(vii) Creosote.

(viii) Disinfectant.

(ix) Dye stuffs.

(x) Explosives.

(xi) Fertilizer.

(xii) Herbicides.

(xiii) Insect poison.

(xiv) Radioactive materials.

(xv) Soap.

(xvi) Sodium compounds.

(xvii) Tar roofing, water-proofing and other tar products.

(l) Rock crushing.

(m) Rolling mills.

(n) Saw mill and rough milling of lumber.

(o) Slaughter of livestock or poultry.

(p) Primary processing of organic materials such as tanning of leather.

(6) Storage, transferring or processing of hazardous, toxic, or radioactive waste.

(7) Commercial storage yards, RV storage or mini-storage facilities.

(8) Parks and recreation facilities.

Section 61. A new section, TDC 64.050 is added to read as follows:

(1) Except for lots for public utility facilities, natural gas pumping stations and wireless communication facilities which shall be established through the Subdivision, Partition or Lot Line Adjustment process, the following requirements shall apply, except as otherwise provided in TDC Chapter 37.

(a) The minimum lot area is 20,000 sq. ft. for parcels not identified in the RSIA on Map 9-5.

(b) In accordance with the Metro RSIA designation and Metro Ordinance No. 02-969B and No. 02-990A, the minimum lot area for one or more parcels in the

RSIA identified on Map 9-5 is 100 acres and 50 acres. When the minimum lot area of one or more Lots of Record in the RSIA is 100 acres, the minimum lot area for one or more lots may be reduced to 50 acres.

(c) When the minimum lot area requirements for RSIA designated properties in (b) are met through a land platting process or established in an Industrial Master Plan process, the minimum lot size for remaining parcels located in the RSIA is 20,000 sq. ft.

(d) The minimum lot area of a property within the RSIA may be reduced to less than 100 acres or 50 acres pursuant to an approved Industrial Master Plan as provided in TDC Chapter 37.

(2) The minimum average lot width shall be 100 feet.

(3) The minimum lot width at the street shall be 100 feet.

(4) For flag lots, the minimum lot width at the street shall be sufficient to comply with at least the minimum access requirements contained in TDC 73.400(8) to (12).

(5) The minimum lot width at the street shall be 50 feet on a cul-de-sac bulb.

(6) Lots or remnant areas created by the location of public streets may be less than 100 acres if necessary to create a logical, safe network of streets in the District.

(7) No minimum lot size; width or frontage requirement shall apply to wetland conservation lots.

Section 62. A new section, TDC 64.055 is added to read as follows:

Industrial Master Plans may be approved subject to TDC Chapter 37.

Section 63. A new section, TDC 64.060 is added to read as follows:

Except as determined and approved through an Industrial Master Plan in accordance with TDC Chapter 37 or the Architectural Review process in accordance with TDC Chapter 73, which may establish greater minimum setback requirements, the setbacks for permitted uses shall be:

(1) Front Yard. The minimum front yard setback to a public street shall be 30-50 feet.

(2) Side Yard/Rear Yard. The minimum side and rear yard setbacks shall be 0-100 feet as established in the Architectural Review process.

(3) For a Corner Lot, the minimum setback shall be 30-50 feet from a public street.

(4) To a private street, the minimum setback shall be 5 feet.

(5) Off-street parking and vehicular circulation areas shall be set back a minimum of 20-25 feet from any public right-of-way, and a minimum of 10 feet from any other property line.

(a) No spur rail track shall be permitted within 200 feet of an adjacent residential district.

(b) No setbacks are required at points where side or rear property lines abut a railroad right-of-way or track.

(6) No fence shall be constructed within 50 feet of a public right-of-way.

(7) Setbacks for a wireless communication facility shall be established through the Architectural Review process, shall consider TDC 73.510, shall be a minimum of 20 feet, and shall be set back from an RL District, or an RML District with an approved small lot subdivision, no less than 175 feet for a monopole that is no more than 35 feet in height and the setback shall increase five feet for each one foot increase in height up to 80 feet in height, and the setback shall increase 10 feet for each one foot increase in height above 80 feet.

(8) Except for setbacks abutting property lines in the RL District, the decision authority may allow a reduction of up to 35% of the required front, side or rear yard setbacks, as determined in the Architectural Review process, if as a result the buildings are farther away from fish and wildlife habitat areas, and provided the following criteria are met.

(a) A portion of the parcel must be:

(i) in the Natural Resource Protection Overlay District (NRPO), or

(ii) in an Other Natural Area identified in Figure 3-4 of the Parks and Recreation Master Plan, or

(iii) in a Clean Water Services Vegetated Corridor; and

(b) The portion of the parcel which meets the applicable criteria set forth in (a)(i), (ii), or (iii) must be placed in a Tract and must meet one of the following ownership criteria:

(i) be dedicated to the City at the City's option, or

(ii) be dedicated in a manner approved by the City to a non-profit conservation organization, or

(iii) be retained in private ownership by the developer.

Section 64. A new section, TDC 64.065 is added to read as follows:

Except as otherwise provided, the setback requirements for conditional uses shall be as determined and approved through the Conditional Use Permit process in accordance with TDC Chapter 32 and the Architectural Review process in accordance with TDC Chapter 73. However, no setback greater than 50 feet may be required.

Section 65. A new section, TDC 64.070 is added to read as follows:

(1) Sound barrier construction shall be used to intercept all straight-line lateral paths of 450 feet or less between a residential property within a residential planning district and any side edge of an overhead door or other doorway larger than 64 square feet, at a minimum height of eight feet above the floor elevation of the doorway.

(2) Sound barrier construction shall be used to intercept all straight-line lateral paths of 450 feet or less between a residential property within a residential planning district and any building mechanical device at a minimum height equal to the height of the mechanical object to be screened.

(3) Sound barrier construction shall consist of masonry walls or earth berms located so as to reflect sound away from, rather than toward, noise sensitive properties. This may include masonry "wing walls" attached to a building, detached masonry walls (such as at the perimeter of the site), earth berms, or combinations of the three.

(4) Wing walls must be at least as tall as the tallest overhead door they are designed to screen at the point where they meet the building. The height of the wall may be reduced along a maximum incline formed by a horizontal distance twice the vertical change in height, or 26.5 degrees from horizontal.

(5) "Straight-line lateral path" means a direct line between two points as measured on a site plan. "Wing wall" means a wall that is attached to a building on one side and meets the screening requirements of (1) and (2) of this section. "Building mechanical device" includes, but is not necessarily limited to, heating, cooling and ventilation equipment, compressors, waste evacuation systems, electrical transformers, and other motorized or powered machinery located on the exterior of a building.

(6) Where existing structures (on or off site) are located such that they will reflect sound away from residential areas and will function as a sound barrier, on-site sound

barrier construction shall not be required, except that at the time such structures are removed, sound barrier construction shall be required.

(7) New construction, including additions or changes to existing facilities, shall comply with the provisions of this section. When additions or changes to existing facilities are proposed, existing structures on the property may be required to comply with this section, as determined through the Architectural Review process. Where buildings or outdoor use areas located on more than one parcel are all part of a single use as determined through the Architectural Review process, all of the parcels may be required to comply with the provisions of this section.

Section 66. A new section, TDC 64.080 is added to read as follows:

(1) Except for flagpoles displaying the flag of the United States of America, either alone or with the State of Oregon flag, which shall not exceed 100 feet in height above grade, and except as provided in subsection (2) of this section, the maximum height of any structure is 65 feet.

(2) The maximum permitted structure height provided in TDC 64.080(1) may be increased to no more than 85 feet, provided that all yards adjacent to the structure are not less than a distance equal to one and one-half times the height of the structure.

(3) Height Adjacent to a Residential District. Where a property line, street or alley separates MBP land from land in a residential district, a building, flagpole or wireless communication support structure shall not be greater than 28 feet in height at the required 50 foot setback line. No building or structure, including flagpoles, shall extend above a plane beginning at 28 feet in height at the required 50 foot setback line and extending away from and above the setback line at a slope of 45 degrees, subject always to the maximum height limitation set in TDC 64.080(1) and (2).

Section 67. A new section, TDC 64.090 is added to read as follows:

All lots created after September 1, 1979, shall abut a public street. Lots and tracts created to preserve wetlands, greenways, Natural Areas and Stormwater Quality Control Facilities identified by TDC Chapters 71, 72, Figure 3-4 of the Parks and Recreation Master Plan and the Surface Water Management Ordinance, TMC Chapter 3-5, as amended, respectively, or for the purpose of preserving park lands in accordance with the Parks and Recreation Master Plan, may not be required to abut a public street.

Section 68. A new section, TDC 64.100 is added to read as follows:

Refer to Chapter 73.

Section 69 A new section, TDC 64.110 is added to read as follows:

Refer to Chapter 70.

Section 70. A new section, TDC 64.120 is added to read as follows:

Refer to Chapter 63.

Section 71. A new section, TDC 64.130 is added to read as follows:

Refer to Chapter 72.

Section 72. A new section, TDC 64.140 is added to read as follows:

Refer to Chapter 73.

Section 73. A new section, TDC 64.150 is added to read as follows:

Refer to Chapter 73.

INTRODUCED AND ADOPTED this 25th Day of April, 2011.

CITY OF TUALATIN, OREGON

BY _____
Mayor

ATTEST:

BY _____
City Recorder

PMA-10-02 / PTA-10-04
CITY OF TUALATIN
RECEIVED
MAR 29 2011
ENGINEERING &
BUILDING DEPARTMENT

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AFFIDAVIT OF PUBLICATION

State of Oregon, County of Washington, SS

I, Charlotte Allsop, being the first duly sworn, depose and say that I am the Accounting Manager of *The Times* (serving Tigard, Tualatin & Sherwood), a newspaper of general circulation, published at Beaverton, in the aforesaid county and state, as defined by ORS 193.010 and 193.020, that

City of Tualatin
Notice of Hearing/PMA10-02, PTA10-04
TT11531

A copy of which is hereto annexed, was published in the entire issue of said newspaper for
1
week in the following issue:
March 24, 2011

Charlotte Allsop

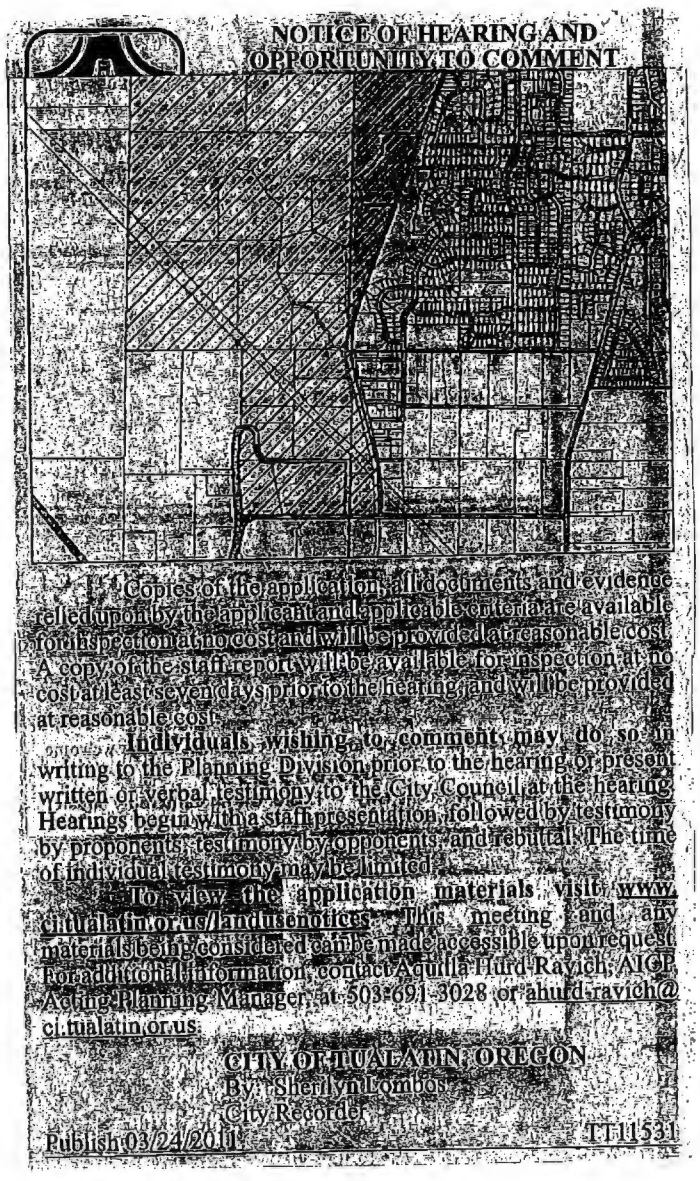
Charlotte Allsop (Accounting Manager)
Subscribed and sworn to before me this
March 24, 2011.

James J. Fodelmesi

NOTARY PUBLIC FOR OREGON
My commission expires May 21, 2011

Acct #108462
Attn: Ginny Kirby
City of Tualatin, Engineering and Building
18880 SW Martinazzi Ave
Tualatin, OR 97062

Size: 2 x 13
Amount Due: $235.30*
*Please remit to the address above.



NOTICE OF HEARING AND OPPORTUNITY TO COMMENT

Copies of the application, all documents and evidence relied upon by the applicant and applicable criteria are available for inspection at no cost and will be provided at reasonable cost. 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.

Individuals wishing to comment may do so in writing to the Planning Division prior to the hearing or present written or verbal testimony to the City Council at the hearing. Hearings begin with a staff presentation, followed by testimony by proponents, testimony by opponents and rebuttal. The time of individual testimony may be limited.

To view the application materials visit www.ci.tualatin.or.us/landusenotices. This meeting and any materials being considered can be made accessible upon request. For additional information, contact Aquilla Hurd-Ravich, AICP, Acting Planning Manager, at 503-691-3028 or ahurd-ravich@ci.tualatin.or.us.

CITY OF TUALATIN, OREGON
By: Sherilyn Lombos
City Recorder

Publish 03/24/2011 TT11531

OFFICIAL SEAL
JAMES J. FODELMESI
NOTARY PUBLIC – OREGON
COMMISSION NO. 417623
MY COMMISSION EXPIRES MAY 21, 2011

EXHIBIT 1

City of Tualatin

AFFIDAVIT OF POSTING

STATE OF OREGON)
) SS
COUNTY OF WASHINGTON)

I, Ginny Kirby, being first duly sworn, depose and say:

That at the request of Sherilyn Lombos, City Recorder for the City of Tualatin, Oregon; that I posted four copies of the Notice of Hearing on the 17th day of March, 2011, a copy of which Notice is attached hereto; and that I posted said copies in two public and conspicuous places within the City, to wit:

1. City of Tualatin - City Center Building

2. City of Tualatin - Library

Dated this 31st day of March, 2011.

Virginia I Kirby
Virginia Kirby

Subscribed and sworn to before me this 31 day of March, 2011.

OFFICIAL SEAL
MAUREEN A SMITH
NOTARY PUBLIC-OREGON
COMMISSION NO. 438788
MY COMMISSION EXPIRES JULY 4, 2013

Maureen A Smith
Notary Public for Oregon
My Commission expires: July 1, 2013

RE: PMA-10-02 AND PTA 10-04 SOUTHWEST TUALATIN CONCEPT PLAN. AMENDMENTS ESTABLISH BOTH COMPREHENSIVE PLAN POLICIES AND LAND DEVELOPMENT REGULATIONS

EXHIBIT B

NOTICE OF HEARING AND OPPORTUNITY TO COMMENT
CITY OF TUALATIN, OREGON

A public hearing will be held before the Tualatin City Council:

Monday, April 11, 2011
7:00 p.m.
Council Building
18880 SW Martinazzi Ave
Tualatin, OR 97062

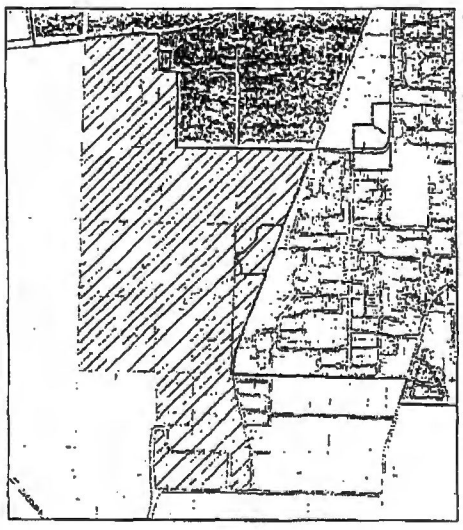
To consider:
Plan Map Amendment (PMA) 10-02 & Plan Text Amendment (PTA) 10-04, that would make effective the Southwest Tualatin Concept Plan (SW Concept Plan). The amendments establish both comprehensive plan policies and land development regulations. (PMA-10-02/PTA-10-04)

The property is located:
SW of Tualatin, south of SW Tualatin-Sherwood Road, and west of the Portland & Western rail line; refer to vicinity map. Largest parcel is Tax Lot 2S1 34B 000100.

To view the application materials visit www.ci.tualatin.or.us/landusenotices. You received this mailing because you own property within at least 1,000 feet (ft) of the site.

Before granting the proposed quasi-judicial amendment, the City Council must find that granting the amendment meets the criteria of Tualatin Development Code (TDC) 1.032.

PTA-10-04 amends TDC Chapters 1, 2, 4, 7, 9, 11–13, 14, 37, 73, & 75; adds a new Chapter 64 "Manufacturing Business Park (MBP) Planning District;" and amends associated figures and maps. PMA-10-02 amends the Community Plan Map (Map 9-1) to designate regionally significant industrial area (RSIA) as the MBP Planning District, which includes amending the planning district designation of an approximately 50-acre portion of the RSIA from Light Manufacturing (ML) to MBP.



All citizens are invited to attend and be heard upon the application. Failure to raise an issue at the hearing or in writing or to provide sufficient specificity to afford the Council an opportunity to respond to the issue precludes appeal to the Land Use Board of Appeals (LUBA).

Copies of the application, all documents and evidence relied upon by the applicant and applicable criteria are available for inspection at no cost

City of Tualatin
18880 SW Martinazzi Ave
Tualatin, OR 97062

and will be provided at reasonable cost. 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.

Individuals wishing to comment may do so in writing to the Planning Division prior to the hearing or present written or verbal testimony to the City Council at the hearing. Hearings begin with a staff presentation, followed by testimony by proponents, testimony by opponents, and rebuttal. The time of individual testimony may be limited.

To view the application materials visit www.ci.tualatin.or.us/landusenotices. This meeting and any materials being considered can be made accessible upon request. For additional information, contact Aquilla Hurd-Ravich, AICP, Acting Planning Manager, at 503-691-3028 or ahurd-ravich@ci.tualatin.or.us.

CITY OF TUALATIN, OREGON
By: Sherilyn Lombos
City Recorder

PLEASE PASS THIS NOTICE UNTO NEIGHBORS AND INTERESTED PARTIES.

City of Tualatin

AFFIDAVIT OF MAILING

STATE OF OREGON)
) ss
COUNTY OF WASHINGTON)

I, Virginia F. Kirby, being first duly sworn, depose and say:

That on the 19th day of January 2011, I served upon the persons shown on Exhibit "A," attached hereto and by this reference incorporated herein, a copy of a Land Use Notice, 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 at Tualatin, Oregon, with postage fully prepared thereon.

Virginia F Kirby
Signature

March 30, 2011
Date

SUBSCRIBED AND SWORN to before me this 30 day of March, 2011.

OFFICIAL SEAL
MAUREEN A SMITH
NOTARY PUBLIC-OREGON
COMMISSION NO. 438788
MY COMMISSION EXPIRES JULY 4, 2013

Maureen A Smith
Notary Public for Oregon

My commission expires: July 1, 2013

RE: PMA-10-02 AND PTA-10-04 SOUTHWEST CONCEPT PLAN: TUALATIN DEVELOPMENT CODE AMENDMENTS – NOTICE OF APPLICATION SUBMITTAL

EXHIBIT C

2S121A003800

18420 SW PLACE LLC
BY DAVID RONNENBERG
11292 WESTERN AVE
STANTON CA 90680-2912

2S121A003700

HENRIKSEN PROPERTIES LLC
PO BOX 4130
WILSONVILLE OR 97070-4130

2S121A003600

TLG INVESTMENTS LLC
17387 SW ROOSEVELT ST
SHERWOOD OR 97140-8965

2S121A002400

MCCULLOCH GRANT & SHIRLEY
REVOCABLE LIVING TRUST
12905 SW WATKINS
TIGARD OR 97223-3896

2S121A002300

SPEIGHT LARRY G/MARGARET I TRS
c/o VOSS ANDREW J & ERICA B
18230 SW PACIFIC HWY
TUALATIN OR 97062-6964

2S121A001800,1900,2100,2190,2202

GRIMM RODNEY D
c/o GRIMM BROTHERS LLC
18850 SW CIPOLE RD
TUALATIN OR 97062-6935

2S121A002201

L & T PROPERTIES LLC
18650 SW PACIFIC HWY
TUALATIN OR 97062-8073

2S121A002200

TIGARD-TUALATIN SCHOOL DIST 23J
6960 SW SANDBURG ST
TIGARD OR 97223-8039

2S121A001801

CONSTRUCTION EQUIPMENT CO
P O BOX 1271
LAKE OSWEGO OR 97035-0526

2S113DD01900

PUBLIC STORAGE INSTIT FUND III
DEPT PT OR 23413
PO BOX 25025
GLENDALE CA 91221-5025

2S121A002101

ANDERSON VERNON & JACQUELINE
6831 SW 177TH PL
ALOHA OR 97007-6421

2S121A002000

MACAULAY DONALD & RAE K
PO BOX 1268
SHERWOOD OR 97140-1268

2S113DD00900,01000,01100,01200,01600,01700

NORTHWEST NATURAL CO
220 NW SECOND AVE
PORTLAND OR 97209-3942

2S113DD01500

BLUME IRVIN D & BOBBYE JEAN
1600 ALA MOANA BLVD APT #1912
HONOLULU HI 96815-1404

2S113DD01400

CARLSON JERRY & MILLER KARI
TRUST ET AL BY JANET MILLER TR
9312 SW 40TH AVE
PORTLAND OR 97219-5333

2S113DD01300

UNDERWOOD PHILIP D
630 NW WESTOVER TER
PORTLAND OR 97210-3134

2S113DC02200

INTERNATIONAL CHURCH OF
THE FOUR SQUARE GOSPEL
PO BOX 1027
TUALATIN OR 97062-1027

2S113AA01200

JAMES E BERREY LLC
BY STEPHEN M BERREY
6305 SW ROSEWOOD ST STE D
LAKE OSWEGO OR 97035-5388

2S113DD00100/2S113DA01300

SEELEY GRAHAM CO
17970 SW MCEWAN RD #D
PORTLAND OR 97224-7218

2S113DC02000,02001

LEAGJELD RAYMOND R RES TRUST &
LEAGJELD DOROTHY L & RICHARD
4130 SW CHESAPEAKE
PORTLAND OR 97239-1343

2S113DC02100

BLASER JOHN E & LORETTA
10555 SW LANCASTER RD
PORTLAND OR 97219-6402

2S126B000190

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

2S127C001000 / 2S127BA00200

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

2S124B001006 / 2S122C000105

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

2S127A000302 / 2S127BD00500

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

2S1220000600,00700,00800

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

2S123AB00400 / 2S122AD00200,00300

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

2S121A002102,03500,04300

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

2S123D003000,003200

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

*PMA1002 PTA1004 Notice MEASURE 56_*
MailingLabels02042011

(310 TOTAL)

21E18BB02300,2400,2401

JAMES E BERREY LLC
6305 SW ROSEWOOD ST STE D
LAKE OSWEGO OR 97035-5388

21E18BB02700

OREGON IRON & STEEL CO
NO MAILING ADDRESS
AVAILABLE

21E18BC00300,301,500,600,700,800

STEPHEN BERREY TRUST
6305 SW ROSEWOOD ST STE D
LAKE OSWEGO OR 97035-5388

21E18BC00202, 00400

HARRISON PROPERTIES INC
17540 SW 63RD AVE
LAKE OSWEGO OR 97035-5210

3S103B000204

BRAVO BERNARDO
12120 SW TONQUIN RD
SHERWOOD OR 97140-8342

3S103B000203

STEARNS ROBERT E & LINDA G
c/o MORSE BROS INC
32260 OLD HWY 34
TANGENT OR 97389-9770

21E18BC01500

LAKE CAR CARE JOINT VENTURE
2839 SW 2ND AVE
PORTLAND OR 97201-4711

3S103B000201

TUALATIN VALLEY FIRE & RESCUE
20665 SW BLANTON ST
ALOHA OR 97007-1042

3S103B000200

GERLACH JOSHUA & CHRISTMIATY
12080 SW TONQUIN RD
SHERWOOD OR 97140-8341

3S103B000202,101/103AB0400

MORSE BROS INC
32260 OLD HWY 34
TANGENT OR 97389-9770

2S128A000300

TANNER JAMES G REVOC LIVING TRUST
5009 SE HILL RD
MILWAUKIE OR 97267-1704

2S128A000104

LUMBER PRODUCTS
19855 SW 124TH AVE
TUALATIN OR 97062-8007

3S103B000100

KNIFE RIVER CORP-NORTHWEST
32260 OLD HWY 34
TANGENT OR 97389-9770

2S128A000102,200

HAGG JOHN D & DENISE C
20340 SW CIPOLE RD
TUALATIN OR 97062-8021

2S123BB00701

D & K VENTURES LLC
18155 SW TETON AVE
TUALATIN OR 97062-8849

2S128A000103

SHERWOOD SCHOOL DIST #88J
16956 SW MEINECKE RD
SHERWOOD OR 97140-9061

2S123BB00501

KAMBARA U S A INC
PO BOX 747
TUALATIN OR 97062-0747

2S123BB00400

CHAMBERLAIN PARTNERS LLC
BY MARY L SCHULTZ
10230 SW REDWING TER
BEAVERTON OR 97007-8404

2S123BB00600

MARKS 18200 LCC
18200 SW TETON AVE
TUALATIN OR 97062-8881

2S123BB00200

ROLLING FRITO-LAY SALES LP
BY GEORGE MCELROY & ASSOC INC
3131 S VAUGHN WAY #301
AURORA CO 80014-3509

2S123BB00100

BUDIHAS ROBERT J REVOC TRUST
311 NW 12TH AVE #1002
PORTLAND OR 97209-2995

2S123BB00300

TOTE 'N' STOW INC
PO BOX 1447
PORTLAND OR 97207-1447

2S123BA70006,70005

TOLAR STREET PROPERTIES LLC
13455 SW 22ND ST
BEAVERTON OR 97008-5076

2S123BA70004

PRO LINES PROPERTIES LLC
19702 BELLEVUE WAY
WEST LINN OR 97068-2266

2S121DB90011,90012,90013,90004,90003

MS&K ENTERPRISES LLC
PO BOX 504
TUALATIN OR 97062-0504

2S121DB90001,90002,90006-90010

MURPHY KENNETH E
19450 SW CIPOLE RD #107
TUALATIN OR 97062-7111

2S121DB90005

CHAMSEDDINE WAEL M & BECKY A
22900 SW ERIO PL
TUALATIN OR 97062-7375

2S121DB90000

CIPOLE COMMERICAL CENTER CONDO
UNIT OWNERS
00000

2S123BA70000

ONE HUNDREDTH COURT INDUSTRIAL
CONDO UNIT OWNERS
00000

2S121DB00400,500,600

INTERNATIONAL LINE BUILDERS INC
19020 SW CIPOLE RD
TUALATIN OR 97062-8362

2S121DB00300

HAGG FAMILY TRUST
BY JOHN D/WILLA FAY HAGG TRS
19100 SW 129TH AVE
TUALATIN OR 97062-7601

2S121DB00200

NICOLI PACIFIC LLC
19600 SW CIPOLE RD
TUALATIN OR 97062-6944

2S121DA00700

RBD PROPERTIES LLC
12475 SW HERMAN RD
TUALATIN OR 97062-8083

2S121DA00600

O-B PROPERTIES
19355 SW 125TH CT
TUALATIN OR 97062-8026

2S121DA00501

GG&M CO LLC BY ROY GOECKS
2240 SUMIT COURT
LAKE OSWEGO OR 97034-3618

2S121DA00400

TIGARD STREET INVESTMENTS LLC
PO BOX 2775
TUALATIN OR 97062-2775

2S121DB00700

JC HOLDINGS LLC
19450 SW 129TH AVE
TUALATIN OR 97062-7070

2S123BA70003

PRO LINES PROPERTIES LLC
19702 BELLEVUE WAY
WEST LINN OR 97068-2266

2S123BA70001,70002

SFP 100 LLC
BY SPECHT PROPS INC
15325 SW BEAVERTON CREEK CT
BEAVERTON OR 97006-5167

2S121DA00300

KEY KNIFE INC
19100 SW 125TH CT
TUALATIN OR 97062-7228

2S121DA00201

CCFINC
19150 SW 125TH CT
TUALATIN OR 97062-7228

2S121DA00101

NORTHWEST INVESTMENT
18346 MONTPERE WAY
SARATOGA CA 95070-4744

2S121D000800

GRAY ROBERT A
7823 SW KINGFISHER WAY
PORTLAND OR 97224-7070

2S121D000301

ROW-EN-DO LLC
17540 SW 63RD AVE
LAKE OSWEGO OR 97035-5210

2S128A000100

FORE-SIGHT BALBOA LLC
20400 SW CIPOLE RD
TUALATIN OR 97062-7269

2S123BA02900,3100/23B000901,900

LU JOSEPH & LU MEI YI
13432 ROGERS RD
LAKE OSWEGO OR 97035-6754

2S121B001200

JOHNSTON CLARK L JR & WERRE
SHARON K
20220 SW SCHOLLS SHERWOOD RD
SHERWOOD OR 97140-7412

2S121B001100

MORRIS DARLENE D
PO BOX 211
SHERWOOD OR 97140-0211

2S121B000801

CIPOLE ROAD LLC
14340 SW 144TH AVE
TIGARD OR 97224-1447

2S126BA00400

MEPT COMMERCE PARK TUALATIN II &
III LLC BY PROPERTY TAX ADVISORS
PO BOX 320099
ALEXANDRIA VA 22320-4099

2S126BA00300

R M WADE AND CO
10025 SW ALLEN BLVD
BEAVERTON OR 97005-4124

2S126BA00200

BROWN AND WISER INC
PO BOX 1109
TUALATIN OR 97062-1109

2S123BA05001

SUPERIOR METAL FINISHING INC
18240 SW 100TH CT
TUALATIN OR 97062-9465

2S126BA00100,102,401

TIGARD-TUALATIN SCHOOL DIST #23J
6960 SW SANDBURG ST
TIGARD OR 97223-8039

2S127BA00300

FRANKLIN BUSINESS PARK OWNERS OF
LOTS 1-4
00000

2S126B000122

EAN HOLDINGS LLC
20400 SW TETON AVE
TUALATIN OR 97062-8812

2S126B000121

PLUMBERS & STEAMFITTERS LOCAL
CLENDENIN PAUL/QUINN FRANK TRUSTE
290 BUILDING ASSOCIATION AND
TUALATIN OR 97062

2S126B000116

SURE POWER INC
PO BOX 4446
HOUSTON TX 77210-4446

2S126B000115

RADKE HAROLD D/MADELANE E
25645 SW LADD HILL RD
SHERWOOD OR 97140-5071

2S126B000114

BB&S DEVELOPMENT LLC
BY C&R REAL ESTATE SERVICES CO
1440 SW TAYLOR
PORTLAND OR 97205-1924

2S126B000108

LEVITON MANUFACTURING CO INC
201 NORTH SERVICE RD
MELVILLE NY 11747-3138

2S126B000112.113

AIRGAS-NORPAC INC
11900 NE 95TH ST, STE 400
VANCOUVER WA 98682-2337

2S126B000111,103

AIR PRODUCTS & CHEMICALS INC
ATTN: TAX DEPT
7201 HAMILTON BLVD
ALLENTOWN PA 18195-9642

2S126B000104

AIR LIQUIDE AMERICA LTD PTSHP
BY OREGON ELECTRIC RAILWAY
1 EMBARCADERO CTR
SAN FRANCISCO CA 94111-3628

2S126B000106

TETON BUILDING LLC
25563 SW BAKER RD
SHERWOOD OR 97140-8407

2S126B000105

AIR LIQUIDE AMERICA LTD PTSHP
ATTN: TAX DEPT
PO BOX 460149
HOUSTON TX 77056-8149

2S123B000800

TOTE 'N' STOW INC
PO BOX 1447
PORTLAND OR 97207-1447

2S123B000702

BUDD RAYMOND & LINDA
18500 SW TETON AVE
TUALATIN OR 97062-8822

2S126B000100

AVERY BUILDING LLC
9999 SW AVERY ST
TUALATIN OR 97062-9517

2S123B000602

WEST FELICIANA PROPERTIES LLC
BY JANA'S CLASSICS INC
1 MILLINGTON RD
BELOIT WI 53511-9554

2S123B000600

CHAMBERLAIN / HUSSA PROPERTIES
18755 SW TETON
TUALATIN OR 97062-8848

2S123B000701

KAI USA LTD
18600 SW TETON AVE
TUALATIN OR 97062-8841

2S124B001008,1007,1000

PACIFIC REALTY ASSOCIATES
ATTN: N PIVEN
15350 SW SEQUOIA PKWY #300
PORTLAND OR 97224-7175

2S124AB00700

SUMMIT PROPERTIES INC
5550 SW MACADAM BLVD #205
PORTLAND OR 97239-3745

2S127DC02700

TIGARD SAND & GRAVEL CO INC
PO BOX 4810
TUALATIN OR 97062-4810

2S127D000200,1600

PACIFIC REALTY ASSOCIATES LP
15350 SW SEQUOIA PKWY #300
PORTLAND OR 97224-7175

2S127D001400

HELENIUS EMILY C TR
7581 SW APPLEGATE DR
BEAVERTON OR 97007-8952

2S127C001400

2009-006 PARTITION PLAT OWNERS OF
LOTS 1-3
00000

2S127D000105-109,1500

TRI-COUNTY INDUSTRIAL PARKS LLC
8320 NE HIGHWAY 99
VANCOUVER WA 98665-8819

2S127C000900

SAFECO CREDIT CO INC BY ROGERS
CONSTRUCTION INC
PO BOX 4810
TUALATIN OR 97062-4810

2S127D000103

1210 OREGON LLC
BY NORMAN RUSSELL
20915 SW 105TH AVE
TUALATIN OR 97062-9511

2S127C001100,1200,1300

115 COMMERCE ASSOCIATES LLC
BY ING CLARION PARTNERS
2650 CEDAR SPRINGS RD #850
DALLAS TX 75201-1494

2S127C000700

DTI PROPERTIES LLC
BY DAYNE BARRETT INGRAM
15836 SW MADRONA LN
SHERWOOD OR 97140-9578

2S127C000401

ASHWOOD CONSTRUCTION INC
PO BOX 580
SHERWOOD OR 97140-0580

2S127C000800

OREGON ASPHALTIC PAVING CO
PO BOX 4810
TUALATIN OR 97062-4810

2S127BD01300

ITEL MICHAEL
20900 SW 120TH AVE
TUALATIN OR 97062

2S127C000100

NEMARNIK FAMILY PROPERTIES LLC
201 NE 2ND AVE
PORTLAND OR 97232-3289

2S127C000500,000701

ITEL KENNETH E
12155 SW TUALATIN-SHERWOOD RD
TUALATIN OR 97062-6828

2S127BD00100

KMS PETROLEUM LLC
8404 SE 134TH DR
PORTLAND OR 97236-7231

2S127BD01200,1800

NICOL GORHAM & ROBIN
3891 CALAROGA DR
WEST LINN OR 97068-1071

2S127C000300,000400

TIGARD SAND & GRAVEL CO INC
PO BOX 4810
TUALATIN OR 97062-4810

2S127BD01600

2003-042 PARTITION PLAT
OWNER OF LOT 1
1400 SW FIFTH AVE #810
PORTLAND OR 97201-5517

2S127BD01000,1400

G & S FAMILY LT PARTNERSHIP
20752 SW 120TH AVE
TUALATIN OR 97062-6849

2S127BD01700

INDOOR ARENA INVESTORS LLC
11883 SW ITEL ST
TUALATIN OR 97062-6855

2S127BA00700

WASHINGTON CO FACILITES MGMT
169 N FIRST AVE #42
HILLSBORO OR 97124-3001

2S127BD00600,700,800

TUALATIN SHERWOOD INVESTORS LLC
BY PANATTONI DEVELOPMENT LLC
1400 SW FIFTH AVE #810
PORTLAND OR 97201-5517

2S127BD00200

MILGARD MANUFACTURING INC
ATTN: PROPERTY TAXES
1010 54TH AVE EAST
TACOMA WA 98424-2731

2S127BA00400

POWIN PACIFIC PROPERTIES LLC
6975 SW SANDBURG RD #326
TIGARD OR 97223-8088

2S127BA00150,00151,00500,00600
2S127AB00400,500,501/27B000200

FRANKLIN BUSINESS PARK LLC
1202 NW 17TH AVE STE B
PORTLAND OR 97209-2445

2S127B000900,1000

ITEL EARL J TRUST & ITEL LORIS TRUST
12155 SW TUALATIN-SHERWOOD RD
TUALATIN OR 97062-6828

2S127B000800

HUTCHENS CAROL LYNN/RONALD &
WILSON JAMES L TRUST ET AL
c/o WILSON JAMES M/PATRICIA ANN
7900 S THREE GAIT LN
CANBY OR 97013-9556

2S124AA05500

NORTHWEST NATURAL CO
220 NW SECOND AVE
PORTLAND OR 97209-3942

2S127AB00300

BARAKEL LLC
20050 SW 112TH AVE
TUALATIN OR 97062-6894

2S127B000300

WAGER EDWARD J
12075 SW TUALATIN-SHERWOOD RD
TUALATIN OR 97062-6829

2S127AB00600

AMU PROPERTIES LLC
20049 SW 112TH AVE
TUALATIN OR 97062-6895

2S127AA90005,90008-90011

ARLINGTON DVLPMNT PARTNERS LLC
2187 SW MAIN ST #203
PORTLAND OR 97205-1123

2S127AA90004

DEETS GOODWIN & MCGEE LLC
10830 SW OLD TUALATIN SHERWOOD RD
TUALATIN OR 97062

2S127AA90003

NATAL PROPERTIES LLC
10820 SW TUALATIN-SHERWOOD RD
TUALATIN OR 97062-7575

2S127AB00100

PNWP LLC
6600 SW 105TH AVE, STE 175
BEAVERTON OR 97008-8834

2S127AA90012

ORETIN LLC
2750 SIGNAL PKWY
SIGNAL HILL CA 90755-2207

2S127AB00850,00851 / 2S127B000500

POWIN PACIFIC PROPERTIES LLC
6975 SW SANDBURG RD #326
TIGARD OR 97223-8088

2S127AA90007

JENITEK DEVELOPMENT LLC
10850 SW TUALATIN SHERWOOD RD
TUALATIN OR 97062-7575

2S127AA90006

BROOKE & REX PROPERTIES LLC
2595 REMINGTON DR
WEST LINN OR 97068-4166

2S127AA90000

ARLINGTON COMMONS AT TUALATIN
OWNER OF ALL LOTS
00000

2S127AA90002

BUSHIDO PARTNERS LLC
BY ROBERT MITCHELL
5875 SW BLACKBERRY LN
TUALATIN OR 97062-9723

2S127AA90001

ROOT JACK B & WILMA L REV FAMIL
11645 SW MILITARY LN
PORTLAND OR 97219-8432

2S127AA01800

BLACK LAB INVESTMENTS LLC
PO BOX 3850
TUALATIN OR 97062-3850

2S127AA02100

MUTUAL MATERIALS CO
PO BOX 2009
BELLEVUE WA 98009-2009

2S127AA02000

LAKESIDE LUMBER INC
10600 SW TUALATIN SHERWOOD RD
TUALATIN OR 97062-7576

2S127AA01500

APPLIED INDUSTRIAL TECHNOLOGIES
ATTN: TAX DEPT
PO BOX 6925
CLEVELAND OH 44101-2193

2S127AA01700

AVERY COURT PROPERTIES LLC
BY THOMAS C HAGEMAN
19165 SW 119TH AVE
TUALATIN OR 97062-7384

2S127AA01600

ALEXANDER INVESTMENT CO LLC
30685 SW PEACH COVE RD
WEST LINN OR 97068

2S127A000600,000700

LOT 500 LLC
4330 SW HOMESTEADER RD
WILSONVILLE OR 97070-9719

2S127AA01200

5 YANKEE MTN LLC
20460 SW AVERY CT
TUALATIN OR 97062-8574

2S127AA01400

VALLEREUX LLC
11095 SW AVERY ST
TUALATIN OR 97062-8569

2S127AA01300

HERMANSON DALE L BY BALDOR
20393 SW AVERY CT
TUALATIN OR 97062-8576

2S127AA00901

SCHWAN'S SALES ENTERPRISES INC
PO BOX 35
MARSHALL MN 56258-0035

2S127AA01100

MS JONES HOLDINGS LLC
10655 SW AVERY ST
TUALATIN OR 97062-8566

2S127AA01000

HG HOLDINGS INC
PO BOX 2090
TUALATIN OR 97062-2090

2S127AA00400

A STORAGE PLACE OF TUALATIN
20255 SW AVERY CT #B
TUALATIN OR 97062-8575

2S127AA00700

HANSEN PARTNERSHIP LLC
PO BOX 607
JUNCTION CITY OR 97448-0607

2S127AA00500

PASCUZZI INVESTMENT LLC
10250 SW NORTH DAKOTA
TIGARD OR 97223-4237

2S127A000501-000504

PIAZZA STEPHEN P AND CANDICE S
4330 SW HOMESTEADER
WILSONVILLE OR 97070-9719

2S127A000402

SKYLINE PROPERTIES LLC
PO BOX 130
TUALATIN OR 97062-0130

2S127A000401

P G E COMPANY
121 SW SALMON ST
PORTLAND OR 97204-2904

2S127A000400

ORE-CAL COCA-COLA BOTTLING CO
PROPERTY TAX DEPT
1334 SOUTH CENTRAL AVE
LOS ANGELES CA 90021-2210

2S127A000303

TRI-COUNTY INDUSTRIAL PARKS #5 LLC
8320 NE HIGHWAY 99
VANCOUVER WA 98665-8819

2S127A000105

SURE POWER INC
PO BOX 4446
HOUSTON TX 77210-4446

2S127A000300

GAYLORD INDUSTRIES
10900 SW AVERY ST
TUALATIN OR 97062-8578

2S127A000200

PACIFIC REALTY ASSOCIATES LP
15350 SW SEQUOIA PKWY #300
PORTLAND OR 97224-7175

2S123DD02400

89TH STREET LLC
PO BOX 5348
SALEM OR 97304-0348

2S127A000100

KOCH SAMUEL A & RUBY A ET AL
BY WAYNE J SLOVICK CPA
5100 SW MACADAM AVE STE 230
PORTLAND OR 97239-3856

2S123DD02701

COLUMBIA SELF-STOR LLC
16225 NE EUGENE CT
PORTLAND OR 97230-5594

2S123DC00900

WASHINGTON CO FACILITES MGMT
169 N FIRST AVE #42
HILLSBORO OR 97124-3001

2S123DA01000

OSWEGO WEST LLC
15938 QUARRY RD STE B-6
LAKE OSWEGO OR 97035-3388

2S123DD02200,02300

S N H CORPORATION
ATTN PUMILITE
PO BOX 5348
SALEM OR 97304-0348

2S123DA00900

JVTC EXPLORATIONS LLC
19463 SW 89TH AVE
TUALATIN OR 97062-8537

2S123DC00401

GAYLORD INDUSTRIES
10900 SW AVERY ST
TUALATIN OR 97062-8578

2S123DC00400

MEPT COMMERCE PARK TUALATIN
BY PROPERTY TAX ADVISORS
PO BOX 320099
ALEXANDRIA VA 22320-4099

2S123DC00300

WATUMULL PROPERTIES CORP
307 LEWERS ST #6FLR
HONOLULU HI 96815-2357

2S123DC00200

JSPD LLC
19570 SW 90TH CT
TUALATIN OR 97062-7620

2S123DC00100

GIUSTINA SYLVIA B REVOC TRUST
PO BOX 989
EUGENE OR 97440-0989

2S123DB00600

PACIFIC WEST CONSTRUCTION INC
9360 SW TUALATIN-SHERWOOD RD
TUALATIN OR 97062-8582

2S123DB00500

COIL PROPERTIES LLC
2690 OVERLOOK DR
LAKE OSWEGO OR 97034-7518

2S123DB00400

ITEL EARL J TRUST & ITEL LORIS TRUST
12155 SW TUALATIN-SHERWOOD RD
TUALATIN OR 97062-6828

2S123DB00300

TUALATIN VALLEY FIRE & RESCUE
20665 SW BLANTON ST
ALOHA OR 97007-1042

2S123DB00200

VERIZON NORTHWEST INC
PO BOX 152206
IRVING TX 75015-2206

2S123DB00100

PACIFIC NW PROPS LTD PTNSHP
PO BOX 2206
BEAVERTON OR 97075-2206

2S123DA02300

EGGIMAN BYPASS TRUST
BY LEO CARLTON & AVALON M EGGIMAN TRS
15433 NW TROON DR
PORTLAND OR 97229-0916

2S123DA02200

PIETKA PROPERTIES LLC
BY KIERSEY & MCMILLAN INC
PO BOX 1696
BEAVERTON OR 97075-1696

2S123DA01800

J C MOTORS OF TUALATIN LLC
19401 SW MOHAVE CT
TUALATIN OR 97062-8500

2S123DA01701

MILLER PAINT CO INC
12812 NE WHITAKER WAY
PORTLAND OR 97230-1110

2S123DA01700

MARSH JEFFREY JR & KING JOHN
8810 SW TUALATIN SHERWOOD RD
TUALATIN OR 97062

2S123DA01600

CREATIVE ASSETS LLC
PO BOX 1456
TUALATIN OR 97062-1456

2S123DA01500

FASANO FAMILY LLC & HURLBUTT
FRANK C & REBECCA J & WONACOTT MARY L
10129 SW WASHINGTON ST
PORTLAND OR 97225-6947

2S123DA01400

CASCADE FUNERAL DIRECTORS INC
PO BOX 3570
TUALATIN OR 97062-3570

2S123DA01300

KITCH TIM B & SUZANN P
#6 CAMELOT COURT
LAKE OSWEGO OR 97034

2S123DA01200,01100

BLACKSTONE INVESTMENT PROP IV LLC
PO BOX 61601
VANCOUVER WA 98666-1601

2S123CD01600,1700,1500,1400,1300

TUALATIN BUSINESS WEST
OWNERS OF LOT 4
22400 SALAMO RD #204
WEST LINN OR 97068-8269

2S123DA00800

TGOC LLC
19470 SW 89TH AVE
TUALATIN OR 97062-8537

2S123DA00400

S N H CORPORATION ATTN: PUMILITE
PO BOX 5348
SALEM OR 97304-0348

2S123DA00500

JKM PROPERTIES LLC
20135 S IMPALA LN
OREGON CITY OR 97045-8797

2S123D003900,003800

KAISER FOUNDATION HEALTH PLAN
OF THE NORTHWEST
ATTN: PROPERTY ACCOUNTING
500 NE MULTNOMAH ST #100
PORTLAND OR 97232-2031

2S123DA00300

CARNEY INVESTMENTS LLC
19705 SW TETON AVE
TUALATIN OR 97062-8807

2S123DA00600,00700

NORTHLAND ENTERPRISES LLC
19460 SW 89TH AVE
TUALATIN OR 97062-8537

2S123CD01100

EVANS FAMILY INVESTMENTS LLC
87151 KELLMORE ST
EUGENE OR 97402-9128

2S123CD01000

ELLERS FAMILY TRUST
BY FRED J ELLERS JR TR
9620 SW TUALATIN-SHERWOOD RD
TUALATIN OR 97062-7554

2S123CD00900

HALLE PROPERTIES LLC
DEPT 1100-ORP
20225 NORTH SCOTTSDALE RD
SCOTTSDALE AZ 85255-6456

2S122DD00700

PASCUZZI INVESTMENT LLC
10250 SW NORTH DAKOTA
TIGARD OR 97223-4237

2S122DD00600

HUSTON JAMES H
2268 SE MULBERRY DR
MILWAUKIE OR 97267-4541

2S123CD01200

STEIN TUALATIN LLC
13001 CLACKAMAS RIVER DR STE 200
OREGON CITY OR 97045-1294

2S122DA90041,90021

TUALATIN INDUSTRIAL VENTURES LLC
BY INVESTMENT DEVELOPMENT MGT
1498 SE TECH CENTER PL STE 150
VANCOUVER WA 98683-5518

2S122DA90031

CJO PROPERTIES LLC
ATTN: LEN ODEGAARD
14859 SW 162ND TER
TIGARD OR 97224-0826

2S122DD00500

1701 NW 14TH LLC BY QUIMBY CORP
3030 NW 29TH AVE
PORTLAND OR 97210-1708

2S122DD00400

VG PARTNERS LLC
8320 NW REED DR
PORTLAND OR 97229-4111

2S122DD00300

NDS INVESTMENT
PO BOX 68
TUALATIN OR 97062-0068

2S122DD00200

AXIOM INDUSTRIES INC
P O BOX 1147
TUALATIN OR 97062-1147

2S122DD00100

BT PROPERTY LLC ATTN: TAX DEPT
PO BOX 28606
ATLANTA GA 30358-0606

2S122DC00151,00150

PACIFIC NW PROPS LTD PTRSHP
6600 SW 105TH AVE #175
BEAVERTON OR 97008-8834

2S122DA01000,1100,1200,1300,1400,1500,1600,1700,1800,1900

ICM-OREGON LLC
BY IDM-MANHASSET PROPERTY LLC
1498 SE TECH CENTER PL STE 150
VANCOUVER WA 98683-5518

2S122DA00900

PACIFIC METAL COMPANY
10700 SW MANHASSET DR
TUALATIN OR 97062-8608

2S122DA00700

TUALATIN PARTNERS LLC
150 NW 95TH AVE
PORTLAND OR 97229-6304

2S122DA00600

TUALATIN/COON RAPIDS LLC
PO BOX 2399
KAILUA-KONA HI 96745-2399

2S122DA00500

SEASONAL PRODUCTS LLC
4112 NW SANDPIPER DR
WOODLAND WA 98674-2229

2S122DA00400

BC CALKIN LLC
ATTN: CATHERINE CALKIN
PO BOX 3390
TUALATIN OR 97062-3390

2S122DA00300/23CB02100,01600

WETLANDS CONSERVANCY INC
PO BOX 1195
TUALATIN OR 97062-1195

2S123CD00600

TINWOOD LLC
19749 SW CHAPMAN RD
SHERWOOD OR 97140-8606

2S123CD00700

STANTON STRUCTURES INC
BY TUALATIN BUSINESS WEST
7410 SW OLESON RD PMB 136
PORTLAND OR 97223-7475

2S123CD00300

SAPHIRE LLC
3745 PORTLAND RD
NEWBERG OR 97132-2079

2S123CD00100

MEPT COMMERCE PARK TUALATIN II & III LLC BY PROPERTY TAX ADVISORS
PO BOX 320099
ALEXANDRIA VA 22320-4099

2S123CC01500

AIR LIQUIDE AMERICA LTD PTSHP
ATTN: TAX DEPT
PO BOX 460149
HOUSTON TX 77056-8149

2S122DA90011

LIC LLC BY LANE T & KATHLEEN E
4514 SW TRAIL RD
TUALATIN OR 97062-7787

2S122DA90000

MANHASSET DRIVE INDUSTRIAL CONDO OWNERS OF ALL UNITS
00000

2S123CD01700

TUALATIN BUSINESS WEST OWNERS OF LOT 6
WEST LINN OR 97068

2S123CC01401

D&J PROPERTY INVESTMENT LLC
9525 SW CHERRY LN
TUALATIN OR 97062-6043

2S123CC01400

TETON RB LLC
15825 NE EILERS RD
AURORA OR 97002-8508

2S123CC01300

FARWEST STEEL FABRICATION CO
ATTN: CORPORATE TREASURER
PO BOX 889
EUGENE OR 97440-0889

2S123CC01200

BERG PROPERTIES INC & TETON
BUSINESS PARK LLC BY MICK 'MARK/CATHERINE
0918 SW COMUS ST
PORTLAND OR 97219-7877

2S123CC01100

GARDENERS & RANCHERS ASSOC
PO BOX 1685
CLACKAMAS OR 97015-1685

2S123CC01000

WASHINGTON CO FACILITES MGMT
169 N FIRST AVE #42
HILLSBORO OR 97124-3001

2S123CC00600,00700,00800,00900

ANTHRO CORPORATION
10450 SW MANHASSET DR
TUALATIN OR 97062-8591

2S123CC00500/23CB01400

SW TETON PROPERTIES LLC
BY WILLIAM G BLACKLAW
19500 SW TETON AVE
TUALATIN OR 97062-8825

2S123CC00400

WHEELER INVESTMENTS LLC
BY THOMAS C/SHARLENE WHEELER
2435 SW DAKOTA ST
PORTLAND OR 97239-1952

2S123CC00300

KRZYCKI VINCENT L & MARY
PO BOX 1432
SHERWOOD OR 97140-1432

2S123CC00200

LAPLANTE FELIX F & LAPLANTE SALLY J
& LAPLANTE SCOTT HARRISON
9965 SW TUALATIN-SHERWOOD RD
TUALATIN OR 97062-8563

2S123CB01800,01900

TETON PARK LLC
19602 DERBY CT
WEST LINN OR 97068-2207

2S123CB02000

TETON INDUSTRIAL PARK LLC
ATTN: WAEL CHAMSEDDINE
PO BOX 2510
TUALATIN OR 97062-2510

2S123CB01700

PARRISH-CHURCH LLC
PO BOX 2687
TUALATIN OR 97062-2687

2S123CB01500

STAVIG FAMILY LTD PARTNERSHIP
11695 SE 147TH AVE
HAPPY VALLEY OR 97086-5825

2S122DA00200

WETLANDS CONSERVANCY INC
PO BOX 1195
TUALATIN OR 97062-1195

2S123CB01200

LP 560 LLC
19495 SW TETON AVE
TUALATIN OR 97062-8846

2S123CB01100

FULBRIGHT DEVELOPMENT LLC
19335 SW TETON AVE
TUALATIN OR 97062-8847

2S122D000501,000550,000551,000552

WALGRAEVE GARY & RICKY
11345 SW HERMAN RD
TUALATIN OR 97062-8033

2S122DA00100

FRITZLER CAROLLA E REVOC TRUST
6061 SW PROSPERITY PARK RD
TUALATIN OR 97062-6737

2S122D000600

PASCUZZI INVESTMENT LLC
10250 SW NORTH DAKOTA
TIGARD OR 97223-4237

2S122CC00200

TUALATIN SLEEP PRODUCTS
PO BOX 605
TUALATIN OR 97062-0605

2S122CC00100

HUNTAIR INC
11555 SW MYSLONY ST
TUALATIN OR 97062-8040

2S122C002700

HUNTAIR PROPERTIES LLC
15255 SW 72ND AVE
PORTLAND OR 97224-7939

2S122C002600

NORSTAR BUSINESS CENTER WEST #2
LLC BY KIERSEY & MCMILLAN
PO BOX 1696
BEAVERTON OR 97075-1696

2S122C002500

LIGHTSPEED BUILDING LLC
11509 SW HERMAN RD
TUALATIN OR 97062-8033

2S122C002300

LUMBER FAMILY COMPANY LLC
PO BOX 1404
TUALATIN OR 97062-1404

2S122C002100

D&B PROPERTY LEASING LLC
8060 SW PFAFFLE ST STE 200
TIGARD OR 97223-8489

2S122C002800,002800

H2B INVESTMENTS LLC
H2A INVESTMENTS LLC
PO BOX 637
TUALATIN OR 97062-0637

2S122C001800, 001900

WETLANDS CONSERVANCY INC
PO BOX 1195
TUALATIN OR 97062-1195

2S122C001700

PAULSON SALLY LEE
PO BOX 1226
TURNER OR 97392-1226

2S122C001601

RICHARDS PROPERTY LLC
12250 SW MYSLONY RD
TUALATIN OR 97062-8041

2S122C001600

ENDICOTT RONALD G ESTATE OF
PO BOX 228
AURORA OR 97002-0228

2S122C001502

MARINE LUMBER COMPANY
PO BOX 880
SHERWOOD OR 97140-0880

2S122C001501

WHS REALTY HOLDINGS LLC &
KLS REALTY HOLDINGS LLC
5366 WESTFIELD CT
LAKE OSWEGO OR 97035-6710

2S122C001500

TUALATIN YARDS LLC
19100 SW 51ST AVE
TUALATIN OR 97062-8737

2S122C001200

HANSON PIPE & PRODUCTS NW
BY GEORGE MCELROY & ASSOC
3131 S VAUGHN WAY STE 301
AURORA CO 80014-3509

2S122C001100

PORTER DAVID J
PO BOX 1905
TUALATIN OR 97062-1905

2S122C000900

LUMBER PRODUCTS
19855 SW 124TH AVE
TUALATIN OR 97062-8007

2S122C000801

SILVEY LLC
P O BOX 205
TUALATIN OR 97062-0205

2S123CB01000

TWAIN DEVELOPMENT INC
4121 SW ARTHUR WAY
PORTLAND OR 97221-3201

2S122C000805,000806

HERMAN PROPERTIES LLC
PO BOX 205
TUALATIN OR 97062-0205

2S123CB01001

LBJ LLC
PO BOX 308
TUALATIN OR 97062-0308

2S123CB00401

NISBET THOMAS J & THERESA E
15896 SE 82ND DR
CLACKAMAS OR 97015-8576

2S123CB00900

ELSINORE DEVELOPMENT GROUP LLC
19480 SW 97TH AVE
TUALATIN OR 97062-8505

2S123CB00200

NORTHWEST NATURAL COMPANY
220 NW 2ND AVE
PORTLAND OR 97209-3942

2S123CB00102

PASCUZZI INVESTMENT LLC
10250 SW NORTH DAKOTA
TIGARD OR 97223-4237

2S123CB00101,00400,00600,00601,00700,00800

WETLANDS CONSERVANCY INC
PO BOX 1195
TUALATIN OR 97062-1195

2S123CB00100

PACIFIC FOODS PROPERTIES LLC
19480 SW 97TH AVE
TUALATIN OR 97062-8505

2S123CA90000

TUALATIN-SHERWOOD INDUSTRIAL
CONDO OWNERS ASSOC
00000

2S123CA90151,90211,90150

ANDRUS MICHAEL R & NANCY A
15821 SW HIGHPOINT DR
SHERWOOD OR 97140-7113

2S123CA01200,1500,1600,1700,1800

PACIFIC FOODS OF OREGON INC
19480 SW 97TH AVE
TUALATIN OR 97062-8505

2S123CA00900

MEADWESTVACO PACKAGING SYSTEMS
LLC BY DUCHARME MCMILLEN & ASSOC
8440 ALLISON POINTE BLVD #300
INDIANAPOLIS IN 46250-4202

2S123CA00801

TUALATIN INDUSTRIAL PARK LLC
9673 SW TUALATIN SHERWOOD
TUALATIN OR 97062-8560

2S123CA00800

VITAS DOROTHY HELEN TRUSTEE &
VITAS JOHN K TRUSTEE
8320 NW REED DR
PORTLAND OR 97229-4111

2S123CA00700

WENZEL GENE S & VICKI S
11520 SW GRABHORN RD
BEAVERTON OR 97007-9783

2S123BD01100

POWDER TECH INC
PO BOX 3221
TUALATIN OR 97062-3221

2S123CA00200

BRUCE COWAN INC
9585 SW TUALATIN SHERWOOD RD
TUALATIN OR 97062-8560

2S123CA00100,300/23BD00900

WETLANDS CONSERVANCY INC
PO BOX 1195
TUALATIN OR 97062-1195

2S122C000300

MAJNARICH FAMILY LTD PTNSHP THE
17920 SW SARAH HILL LN
LAKE OSWEGO OR 97035-6547

2S122C000604

CLOWN NOSE PROPERTIES LLC
PO BOX 23456
PORTLAND OR 97281-3456

2S122C000602

HERMAN PROPERTIES LLC
PO BOX 205
TUALATIN OR 97062-0205

2S122BB00200

HENRIKSEN JANE E TRUST
BY JANE E/LYNN S HENRIKSEN TRS
17985 SW ROY ROGERS RD
SHERWOOD OR 97140-9290

2S122C000502

NORTHWEST SPRING & MFG INC
11973 SW HERMAN RD
TUALATIN OR 97062-8082

2S122C000501,000504

HAGEMAN PROPERTIES
PO BOX 637
TUALATIN OR 97062-0637

2S122C000103

AW & JS ENTERPRISES LLC
PO BOX 849
TUALATIN OR 97062-0849

2S122AD00500

SFP LEVETON LLC
15325 SW BEAVERTON CREEK CT
BEAVERTON OR 97006-5167

2S122BA00100,00200

JAE OREGON INC
ACCOUNTING DEPT
11555 SW LEVETON
TUALATIN OR 97062-6000

2S122B001000

IDM-OREGON LLC STE #150
1498 SE TECH CENTER PL
VANCOUVER WA 98683-9591

2S122B000900

DPI SPECIALTY FOODS NW INC
12360 SW LEVETON DR
TUALATIN OR 97062-6001

2S122B000800

WASHINGTON CO FACILITES MGMT
169 N FIRST AVE #42
HILLSBORO OR 97124-3001

2S122B000500

GE SECURITY
BY GVA KIDDER MATHEWS
ONE SW COLUMBIA ST #950
PORTLAND OR 97258

2S122AD01200

PASCUZZI INVESTMENT LLC
10250 SW NORTH DAKOTA
TIGARD OR 97223-4237

2S122AD01100

GARSKE TRAVIS W
PO BOX 729
COLBERT WA 99005-0729

2S122AD01000/23BC01000

MARSHALL ASSOCIATED LLC
PO BOX 278
TUALATIN OR 97062-0278

2S122AD00900

BROCKWAY EXCHANGE LLC
15940 SW 72ND AVE
PORTLAND OR 97224-7936

2S122AD00800,700,600

MORGAN WILLIAM R & JANICE E
4500 SW ADVANCE RD
WILSONVILLE OR 97070-7753

2S122AD00400

BUILDER'S WHOLESALE STONE LLC
AN OREGON LIMITED LIABILITY CO
10850 SW LEVETON DR
TUALATIN OR 97062-8091

2S123BC01700,01600

PWA PROPERTIES LLC
ATTN: GARY GINTER
7700 SECOND AVE S
SEATTLE WA 98108-4200

2S122AB00100,00200

NOVELLUS SYSTEMS INC
4000 NORTH 1ST ST
SAN JOSE CA 95134-1568

2S122AA00700

LUMBER FAMILY CO LLC
PO BOX 1404
TUALATIN OR 97062-1404

2S123BD01000

OREGON SANDBLASTING & COATING INC
PO BOX 1171
TUALATIN OR 97062-1171

2S122AD00100

DOT INC
PO BOX 115
TUALATIN OR 97062-0115

2S123BD00800

MERLO STATION LLC
BY JOHN R BENTLEY
PO BOX 2775
TUALATIN OR 97062-2775

2S123BD00700

CELERITY-ICHOR SYSTEMS
ATTN: ROBERT POTTER
9660 SW HERMAN RD
TUALATIN OR 97062-8080

2S123BD00600

PACIFIC STATES INDUSTRIAL PARK
OWNERS OF ALL LOTS

2S123BD00500

9620 HERMAN ROAD LLC
5611 NE COLUMBIA BLVD
PORTLAND OR 97218-1237

2S123BD00400

CAP INVESTORS LLC
9700 SW HERMAN RD
TUALATIN OR 97062-8151

2S123BD00300

SHINDAIWA PROPERTIES LLC
ATTN: ACCOUNTS PAYABLE
400 OAKWOOD RD
LAKE ZURICH IL 60047-1561

2S123BD00200

BOWLSBY/MCCORD ENTERPRISES LLC
9730 SW HERMAN RD
TUALATIN OR 97062-8151

2S123BC00800

OLAZABA ENTERPRISES INC
BY CAL WELD
4308 SOLAR WAY
FREMONT CA 94538-6335

2S123BC00700

OUR GANG LLC
33133 NE LESLEY RD
NEWBERG OR 97132-7463

2S123BC00600

JKLM INVESTMENT COMPANY LLC
18880 SW TETON AVE
TUALATIN OR 97062-8806

2S123BC00300

MJMARK LLC &
MARK PROPERTIES LTD PTNRSHP
111 SW COLUMBIA STE 1380
PORTLAND OR 97201-5845

2S123BC00200

TWO IN THE KEY LLC
21820 SW AEBISCHER RD
SHERWOOD OR 97140-8604

2S123BC00100

PARAMOUNT DEVELOPMENT LLC
5516 SW HAMILTON ST
PORTLAND OR 97221-2068

2S123BB90002

3 J'S PROPERTIES LLC
10400 SW TUALATIN RD
TUALATIN OR 97062-8015

2S123BB01101,01000

MARKS 18400 LLC
BY RICHARD MARKS
18200 SW TETON AVE
TUALATIN OR 97062-8881

2S122AA00600

BAMBOO INVESTMENT CO LLC
18280 SW 108TH AVE
TUALATIN OR 97062-8380

2S123BB90001

JJN PROPERTIES LLC
17610 SW OUTLOOK LN
BEAVERTON OR 97007-9736

2S123BB01100 / 2S1220000500

WASHINGTON CO FACILITES MGMT
169 N FIRST AVE #42
HILLSBORO OR 97124-3001

2S1220000300

PHIGHT LLC
ONE BOWERMAN DR
BEAVERTON OR 97005

2S121DD00400

GULSONS
307 LEWERS ST 6TH FLOOR
HONOLULU HI 96815-2357

2S121DD00100

BEHBAHANY PROPERTIES LLC
12505 SW HERMAN RD
TUALATIN OR 97062-6950

2S121DC00700,00800,00801,00900

RAYBORN HOWARD L & KATHY L
19990 SW CIPOLE RD
TUALATIN OR 97062-6947

2S121DC00400

BAYNE JAMES A & CANDIS J
19435 SW 129TH AVE
TUALATIN OR 97062-7070

2S123BC01400

TRUMBO INVESTMENTS LLC ATTN:
DAVID D TRUMBO
14365 SW 144TH AVE
TIGARD OR 97224-1416

2S123BC01100

CONGER NORTHWEST INC
2429 N BORTHWICK AVE
PORTLAND OR 97227-1704

2S123BB90000

TETON INDUSTRIAL CONDO OWNERS
OF ALL UNITS
00000

2S1220000400

FUJIMI CORPORATION
11200 SW LEVETON DR
TUALATIN OR 97062-8094

2S122AA00500

NOVELLUS SYSTEMS INC
4000 NORTH 1ST ST
SAN JOSE CA 95134-1568

2S121DD01200

PETER COTTONTAIL ENTERPRISES LLC BY
RICHARD K MARTIN
7265 SW DOGWOOD PL
PORTLAND OR 97225-1503

2S121DD00300

ROGERS EQUIP LEASING LLC
227 BELLEVUE WAY NE #78
BELLEVUE WA 98004-5721

2S121DC01100

MACHINE SPECIALTIES INC
19730 CIPOLE RD #1
TUALATIN OR 97062-6948

2S134C000900

TONQUIN INDUSTRIAL LLC
PO BOX 3616
PORTLAND OR 97208-3616

2S121DC00300

FRAZER IMOLEAN & WILLIAM TRSTS
10880 SW DAVIES RD #116
BEAVERTON OR 97008-8008

2S123BC01500

DANAUS LLC
PO BOX 397
TUALATIN OR 97062-0397

2S123BC01200,01300

PARAMOUNT DEVELOPMENT LLC
5516 SW HAMILTON ST
PORTLAND OR 97221-2068

2S123BC00900

USA POSTAL SERVICE
WESTERN FACILITIES SERV OFC
160 INVERNESS DR W #400
ENGLEWOOD CO 80112-5005

2S122AA00400

JOHNSON BRADLEY R & CONNIE LEA
PO BOX 1506
TUALATIN OR 97062-1506

2S122AA00100

HELSER LLC THE
BY RICHARD C HELSER HELSER INDS INC
10750 SW TUALATIN RD
TUALATIN OR 97062-8042

2S121DD00800

BELMONT PARTNERS LLC
PO BOX 23025
PORTLAND OR 97281-3025

2S121DD00201

COMPONENTS & MILLWORK INC
19855 SW 124TH AVE
TUALATIN OR 97062-8007

2S121DC01000

TUALATIN MINI STORAGE LLC
735 SE 20TH PL STE 200
PORTLAND OR 97205

2S121DC00500,00600

LUDWIG LARRY W & JUDY K
PO BOX 473
TUALATIN OR 97062-0473

2S121DC00200

ASCENTEC LANDOWNERS LLC
19535 SW 129TH AVE
TUALATIN OR 97062-8076

2S121DC00100

COLEMAN STEVEN & SANDRA
30600 S ARROW CT
CANBY OR 97013-9501

2S121DB90015

RAY & LAURA PAUL INVESTMENTS INC
c/o S & CI LLC
6141 SW ORCHID DR
PORTLAND OR 97219-4980

2S121DB90014

MS&K ENTERPRISES LLC
PO BOX 504
TUALATIN OR 97062-0504

2S134C001101

VAN'S INVESTMENT LTD
804 MACINTOSH ST
COQUITLAM, BC CA V3J 4Z2

2S134C000800

CLAY LLC
17010 SW MEIR RD
BEAVERTON OR 97007

2S134C000601-000605,000901,001000,001001

MORSE BROS INC
32260 OLD HWY 34
TANGENT OR 97389-9770

2S134B000100,000200,000300,000400,000800
2S134C000500/2S134AB04100,04200,04300

TIGARD SAND & GRAVEL CO INC
PO BOX 4810
TUALATIN OR 97062-4810

2S134AC00100

MCGUIRE BROS LLC
BY MCGUIRE BEARING CO
947 SE MARKET ST
PORTLAND OR 97214-3556

2S134C000600

STEARNS ROBERT E & LINDA G ET
c/o MORSE BROS INC
32260 OLD HWY 34
TANGENT OR 97389-9770

2S134C000300

CARL H JOHNSON FAMILY L P IV
c/o JOHNSON CARL H TRS
8965 SW BURNHAM
TIGARD OR 97223-6102

2S134C000401

ROGERS CONSTRUCTION INC
PO BOX 4810
TUALATIN OR 97062-4810

2S134C000400

RUKKE LESLIE D
PO BOX 144
WILSONVILLE OR 97070-0144

2S134B000500

ALBERTSON TRUCKING INC
PO BOX 1329
SHERWOOD OR 97140-1329

2S134C000200

MCCAMMANT PROPERTIES INC
PO BOX 1166
TUALATIN OR 97062-1166

2S134C000100

ALBERTSON ROBERT G & DONNA K
PO BOX 1329
SHERWOOD OR 97140-1329

2S121A004200

GRAY ALFA LLC
18525 SW 126TH PL
TUALATIN OR 97062-6074

2S134B000700

OREGON ASPHALTIC PAVING CO
PO BOX 4810
TUALATIN OR 97062-4810

2S134B000600

MCGUIRE BROS LLC
BY MCGUIRE BEARING CO
947 SE MARKET ST
PORTLAND OR 97214-3556

2S121A003900

LPKF DISTRIBUTION INC
12555 SW LEVETON DR
TUALATIN OR 97062-6073

2S134DC00300,003031/34DB03100

EMJ PROPERTIES LLC
7503 SE HOLGATE BLVD
PORTLAND OR 97206-3359

2S121A004400,004500

JC VENTURES LLC
19435 SW 129TH AVE
TUALATIN OR 97062-7070

2S121A003400

A & R HOLDINGS LLC
12401 SW LEVETON DR
TUALATIN OR 97062-6068

2S121A003300

HENDERSON PROPERTIES LLC
12451 SW LEVETON DR
TUALATIN OR 97062-6066

2S121A004000

DANA PROPERTIES LLC
PO BOX 5837
ALOHA OR 97006-0837

2S113AD00400

GOLDEN KEY LLC
BY GEORGE E EDENS
309 10TH AVE
LAKE OSWEGO OR 97034-2940

2S113AD00300

FAHEY INVESTMENT LLC
8148 NW THOMPSON RD
PORTLAND OR 97229-3819

2S113AD00200

TUALATIN-LAKE OSWEGO LLC
1919 NW 19TH AVE
PORTLAND OR 97209-1735

2S113AD00100

HALTINER REV LIVING TRUST
BY RICHARD/KAREN S HALTINER TRS
23812 SW ROBSON TER
SHERWOOD OR 97140-7057

2S121A003200

SKYPORT PROPS OF OREGON LLC
PO BOX 2775
TUALATIN OR 97062-2775

2S121A002600

TUALATIN STORAGE LLC
14855 SE 82ND DR
CLACKAMAS OR 97015-7624

NOTICE OF APPLICATION SUBMITTAL AND OPPORTUNITY TO COMMENT
CITY OF TUALATIN, OREGON

NOTICE IS HEREBY GIVEN that the City of Tualatin Community Development Department, Planning Division, has received the following application, which will be reviewed under the limited land use process:

Southwest Tualatin Concept Plan (SW Concept Plan); Tualatin Development Code (TDC) Amendments PMA-10-02 & PTA-10-04

The property is located SW of Tualatin, south of SW Tualatin-Sherwood Road, and west of the Portland & Western railline; refer to vicinity map. Largest parcel is Tax Lot 2S1 34B 000100.

The deadline for submitting comments on the proposed application is:

5:00 p.m.
Wednesday, February 2, 2011

Comments must be:

(1) Made in writing, either by signed letter addressed to City of Tualatin, Planning Division, 18880 SW Martinazzi Avenue, Tualatin, OR 97062, or fax to (503) 692-0147, Attention: Planning Division (e-mails are not acceptable);

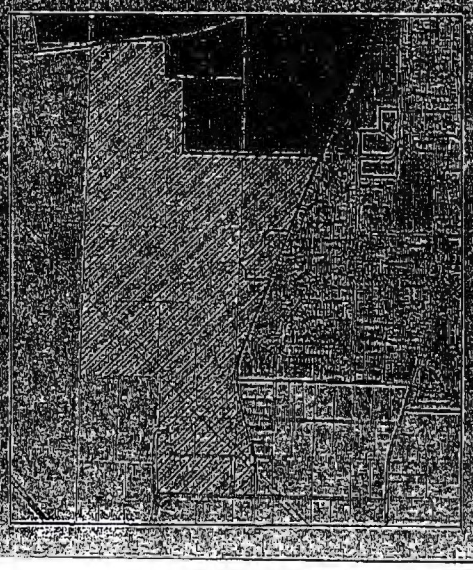
(2) Raise issues with sufficient detail and clarity to enable the decision maker to respond to the issue; and

(3) State how you may be adversely affected by the proposal.

If you do not submit comments during the comment period, you may not appeal to the Oregon Land Use Board of Appeals (LUBA).

The City is adopting plan map and text amendments of the Tualatin Development Code (TDC) to make effective the SW Concept Plan that the City Council accepted on October 11, 2010. Adoption by the Council is scheduled for February 28, 2011. **To view the proposed amendments, visit www.ci.tualatin.or.us/landusenotices.**

In the limited land use process, the Planning Division mails this Notice of Application Submittal to the applicant, surrounding property owners, neighborhood associations recognized by the City of Tualatin with boundaries encompassing the subject property, and affected government agencies.



Persons wishing to submit comments have 14 calendar days from the day this Notice was mailed to submit their comments to the Community Development Director. Only those persons who submitted written comments within the 14-day period and are adversely affected by the decision will receive a Notice of Decision and have standing to submit a Request for Review of the decision.

City of Tualatin
18880 SW Martinazzi Ave.
Tualatin, OR 97062

Only persons who submitted comments within the specified time frame, with sufficient detail and clarity and who indicated how they may be adversely affected by the land use decision, may complete a Request for Review form. A Request for Review must be made on the proper form obtainable at the Planning Division, Tualatin Library, or at www.ci.tualatin.or.us/departments/communitydevelopment/planning. Failure to raise an issue in writing, by signed letter or fax or failure to provide sufficient detail and clarity to afford the decision-maker an opportunity to respond to the issue precludes the raising of the issue at a subsequent time on appeal or before the Land Use Board of Appeals. A request for review hearing is *de novo*. All requests of review are first heard by the City Council. The Oregon Land Use Board of Appeals (LUBA) hears appeals of City Council decisions.

Copies of all materials submitted by the applicant are available for review at no cost at the Tualatin Planning Division and Tualatin Library. Copies of application materials may be obtained at cost. Any materials being considered can be made accessible upon request. **To view the application materials, visit www.ci.tualatin.or.us/landusenotices.**

For additional information, contact Aquilla Hurd-Ravich, AICP, Acting Planning Manager at 503-691-3028 or ahurd-ravich@ci.tualatin.or.us.

CITY OF TUALATIN, OREGON
By: Sherilyn Lombos
City Recorder

PLEASE PASS THIS NOTICE UNTO NEIGHBORS AND INTERESTED PARTIES.

AFFIDAVIT OF MAILING

STATE OF OREGON)
) ss
COUNTY OF WASHINGTON)

I, Virginia F Kirby, being first duly sworn, depose and say:

That on the 17th day of March, 2011, I served upon the persons shown on Exhibit A, attached hereto and by this reference incorporated herein, a copy of a Notice of Hearing 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 at Tualatin, Oregon, with postage fully prepared thereon.

Virginia F. Kirby 3/30/2011
Signature

SUBSCRIBED AND SWORN to before me this 30 day of March, 2011.

Maureen A Smith
Notary Public for Oregon

OFFICIAL SEAL
MAUREEN A SMITH
NOTARY PUBLIC-OREGON
COMMISSION NO. 438788
MY COMMISSION EXPIRES JULY 4, 2013

My commission expires: July 1, 2013

RE: PMA 10-02 AND PTA 10-04 THAT WOULD MAKE EFFECTIVE THE SW TUALATIN CONCEPT PLAN (SW CONCEPT PLAN). THE AMENDMENTS ESTABLISH BOTH COMPREHENSIVE PLAN POLICIES AND LAND DEVELOPMENT REGULATIONS.

SWCP PTA/PMA ("everyone")
Mailing List – NOTICE OF HEARING

(GK) Community Development/SWCP Stuff/
Mailing List SouthwestConcept Plan All2.docx

2S127C001100,1200,1300
115 COMMERCE ASSOCIATES LLC BY
ING CLARION PARTNERS
2650 CEDAR SPRINGS RD #850
DALLAS TX 75201-1494

2S127D000103
1210 OREGON LLC
BY NORMAN RUSSELL
20915 SW 105TH AVE
TUALATIN OR 97062-9511

2S127BD01600
2003-042 PARTITION
PLAT OWNER OF LOT 1
1400 SW FIFTH AVE #810
PORTLAND OR 97201-5517

2S127AA01200
5 YANKEE MTN LLC
20460 SW AVERY CT
TUALATIN OR 97062-8574

2S121A003400
A & R HOLDINGS LLC
12401 SW LEVETON DR
TUALATIN OR 97062-6068

2S127DD12700
ADAMS JOEL H
21807 SW 106TH AVE
TUALATIN OR 97062-6358

2S126B000105
AIR LIQUIDE AMERICA LTD PTSHP
ATTN: TAX DEPT
PO BOX 460149
HOUSTON TX 77056-8149

2S126B000112,000133
AIRGAS-NORPAC INC
11900 NE 95TH ST, STE 400
VANCOUVER WA 98682-2337

2S134C000100
ALBERTSON ROBERT G & DONNA K
PO BOX 1329
SHERWOOD OR 97140-1329

2S127AB00600
AMU PROPERTIES LLC
20049 SW 112TH AVE
TUALATIN OR 97062-6895

2S122DD00500
1701 NW 14TH LLC
BY QUIMBY CORP
3030 NW 29TH AVE
PORTLAND OR 97210-1708

2S127C001400
2009-006 PARTITION PLAT OWNERS OF
LOTS 1-3
00000

2S123DD02400
89TH STREET LLC
PO BOX 5348
SALEM OR 97304-0348

2S127AA00400
A STORAGE PLACE OF TUALATIN L L
20255 SW AVERY CT #B
TUALATIN OR 97062-8575

2S123CC01500
AIR LIQUIDE AMERICA LTD PTSHP
ATTN: TAX DEPT
PO BOX 460149
HOUSTON TX 77056-8149

2S126B000103
AIR PRODUCTS & CHEMICALS INC
ATTN: TAX DEPT
7201 HAMILTON BLVD
ALLENTOWN PA 18195-9642

2S127AA90000
ARLINGTON COMMONS AT TUALATIN
OWNER OF ALL LOTS
00000

2S134B000500
ALBERTSON TRUCKING INC
PO BOX 1329
SHERWOOD OR 97140-1329

2S134AC10600
ANDERSON DAVID D & AMELIA L
22923 SW COWLITZ
TUALATIN OR 97062-8387

2S121A003800
18420 SW PLACE LLC
BY DAVID RONNENBERG
11292 WESTERN AVE
STANTON CA 90680-2912

2S123BB90002
3 J'S PROPERTIES LLC
10400 SW TUALATIN RD
TUALATIN OR 97062-8015

2S123BD00500
9620 HERMAN ROAD LLC
5611 NE COLUMBIA BLVD
PORTLAND OR 97218-1237

2S134A800500
ACOSTA BRIGIT / JOHN
11057 SW MARILYN ST
TUALATIN OR 97062-8153

2S126B000104
AIR LIQUIDE AMERICA LTD PTSHP
BY OREGON ELECTRIC RAILWAY
1 EMBARCADERO CTR
SAN FRANCISCO CA 94111-3628

2S126B000111
AIR PRODUCTS & CHEMICALS INC
ATTN: TAX DEPT
7201 HAMILTON BLVD
ALLENTOWN PA 18195-9642

2S127DD04700
ALBERTHAL CRAIG L
21690 SW 109TH TER
TUALATIN OR 97062-6013

2S127AA01600
ALEXANDER INVESTMENT CO LLC
30685 SW PEACH COVE RD
WEST LINN OR 97068

2S127DD08700
ANDERSON PETER D & KELLY DAVIS
10750 SW WILLOW ST
TUALATIN OR 97062-8056

2S121A002101
ANDERSON VERNON E & JACQUELINE
6831 SW 177TH PL
ALOHA OR 97007-6421

2S123CA90150,90151,90211
ANDRUS MICHAEL R & NANCY A
15821 SW HIGHPOINT DR
SHERWOOD OR 97140-7113

2S134AB03500
APODACA DENNIS W
22381 SW 111TH AVE
TUALATIN OR 97062-8164

2S127AA01500
APPLIED INDUSTRIAL TECHNOLOGIES
ATTN: TAX DEPT
PO BOX 6925
CLEVELAND OH 44101-2193

2S123CC00600,00700,00800,00900
ANTHRO CORPORATION
10450 SW MANHASSET DR
TUALATIN OR 97062-8591

2S127AA90005,90008-90011
ARLINGTON DEVELOP PARTNERS LLC
2187 SW MAIN ST #203
PORTLAND OR 97205-1123

2S134AD06400
ARRUDA JAMIE C
10928 SW ONEIDA ST
TUALATIN OR 97062-8154

2S134AA13600
ARTHUR DARRYL D
& WHITAKER ELENA S
11039 SW KOLLER ST
TUALATIN OR 97062-8179

2S121DC00200
ASCENTEC LANDOWNERS LLC
19535 SW 129TH AVE
TUALATIN OR 97062-8076

2S127C000401
ASHWOOD CONSTRUCTION INC
PO BOX 580
SHERWOOD OR 97140-0580

2S134AD05800
ATKINSON TIMOTHY S & KELLY A
22440 SW 109TH TER
TUALATIN OR 97062-8152

2S126B000100
AVERY BUILDING LLC
9999 SW AVERY ST
TUALATIN OR 97062-9517

2S127AA01700
AVERY COURT PROPERTIES LLC
BY THOMAS C HAGEMAN
19165 SW 119TH AVE
TUALATIN OR 97062-7384

2S122C000103
AW & JS ENTERPRISES LLC
PO BOX 849
TUALATIN OR 97062-0849

2S122DD00200
AXIOM INDUSTRIES INC
P O BOX 1147
TUALATIN OR 97062-1147

2S134AC08000
AYALA GEORGE M
11129 SW BROWN ST
TUALATIN OR 97062-8371

2S134AA08900
BAHME RITA R
22301 SW 110TH PL
TUALATIN OR 97062-8159

2S134AC01500
BAILEY JACOB & LYCIA
22541 SW 112TH AVE
TUALATIN OR 97062-8358

2S134AA10300
BALDUS EDWARD F TRUST BY WEST
COAST TRUST COMPANY INC TR
PO BOX 1012
SALEM OR 97308-1012

2S134AB04700
BALES GARRY W & MELINDA I
11095 SW KOLLER ST
TUALATIN OR 97062-8179

2S122AA00600
BAMBOO INVESTMENT COMPANY LLC
18280 SW 108TH AVE
TUALATIN OR 97062-8380

2S127AB00300
BARAKEL LLC
20050 SW 112TH AVE
TUALATIN OR 97062-6894

2S134AC06600
BARNARD SHARI
22790 SW COWLITZ DR
TUALATIN OR 97062-8364

2S134AB01600
BASCH WILLIAM S & CAROLYN R
22224 SW 111TH AVE
TUALATIN OR 97062-8163

2S134AA11500
BASTA JAMES P & LINDA
10970 SW NELSON ST
TUALATIN OR 97062-8157

2S121DC00400
BAYNE JAMES A & CANDIS J
19435 SW 129TH AVE
TUALATIN OR 97062-7070

2S126B000114
BB&S DEVELOPMENT LLC
BY C&R REAL EST SERVS CO
1440 SW TAYLOR
PORTLAND OR 97205-1924

2S122DA00400
BC CALKIN LLC
ATTN: CATHERINE CALKIN
PO BOX 3390
TUALATIN OR 97062-3390

2S134AB01300
BEALL WARE T JR & INEZ T
22282 SW 111TH AVE
TUALATIN OR 97062-8163

2S127DD05200
BEAULIEU PHILIP J & CAROL D
21735 SW 109TH TERR
TUALATIN OR 97062-6009

2S127DD06100
BEECHLER LAURIE L FAMILY TRUST
11080 SW BYROM TER
TUALATIN OR 97062-6032

2S121DD00100
BEHBAHANY PROPERTIES LLC
12505 SW HERMAN RD
TUALATIN OR 97062-6950

2S121DD00800
BELMONT PARTNERS LLC
PO BOX 23025
PORTLAND OR 97281-3025

2S123CC01200
BERG PROPERTIES INC & TETON
BUSINESS PARK LLC
BY MICK D'MARK/CATHERINE A
0918 SW COMUS ST
PORTLAND OR 97219-7877

2S134AC10400
BERGMANN MICHELE
22901 SW COWLITZ DR
TUALATIN OR 97062-8387

21E18BB02400,2401/21E18BC600,700
BERREY INVESTMENT LLC
6305 SW ROSEWOOD ST STE D
LAKE OSWEGO OR 97035-5388

2S127DD11600
BESAND ELISABETH S
21889 SW 107TH AVE
TUALATIN OR 97062-6359

2S134AD06200
BEVILL-KOHLER ANGELA K
10900 SW ONEIDA ST
TUALATIN OR 97062-8154

2S134DB01500
BEWLEY ROY W JR & KELLEY J
11290 SW TONQUIN LOOP RD
SHERWOOD OR 97140

2S134AC11300
BIANCHINA BRENT & MARY JO
22821 SW 112TH AVE
TUALATIN OR 97062-8388

2S134AC05200
BITTNER BRANDON C & JESSIE J
22458 SW 112TH AVE
TUALATIN OR 97062-8356

2S127AA01800
BLACK LAB INVESTMENTS LLC
PO BOX 3850
TUALATIN OR 97062-3850

2S134AB01800
BLACK THOMAS E & MELISSA J
22186 SW 111TH AVE
TUALATIN OR 97062-8162

2S123DA01100,01200
BLACKSTONE INVESTMENT
PROPERTIES IV LLC
PO BOX 61601
VANCOUVER WA 98666-1601

2S113DC02100
BLASER JOHN E & LORETTA
10555 SW LANCASTER RD
PORTLAND OR 97219-6402

2S113DD01500
BLUME IRVIN DALE & BOBBYE JEAN
1600 ALA MOANA BLVD APT #1912
HONOLULU HI 96815-1404

2S134AD05700
BOGDANOVICH ROBERTA J
22426 SW 109TH TER
TUALATIN OR 97062-8152

2S134AC02300
BOLING JEFFREY J/KIMBERLEY L
11132 SW PATWIN CT
TUALATIN OR 97062-8365

31W04A 00901
BOMGARDNER CRAIG & FRANCES L
12554 SW MORGAN RD
SHERWOOD OR 97140-8434

2S134AC04700
BORG CHRISTOPHER M/ JESSICA A
11073 SW ONEIDA ST
TUALATIN OR 97062-8359

2S127DD02100
BORN MICHAEL J & VICKI L
10980 SW EVANS CT
TUALATIN OR 97062-6041

2S127DD03800
BORYSKA JIM & JOYCE
4174 W HARRISON ST
CHANDLER AZ 85226-2163

2S134DC00200
BOWEN EDWARD A
11210 TONQUIN PLACE
SHERWOOD OR 97140-9546

2S123BD00200
BOWLSBY/MCCORD ENTERPRISES LLC
9730 SW HERMAN RD
TUALATIN OR 97062-8151

2S127DD12000
BOXWELL CHRISTOPHER
10940 SW BARNES RD #155
PORTLAND OR 97225-5368

2S134DB00200
BRAMEL ROBERT A & SHARON K
23070 SW 112TH AVE
SHERWOOD OR 97140-9537

2S134DB00500
BRAUN LAURA
2213 LANDINGS LN
DELAVAN WI 53115-3976

3S103B000204
BRAVO BERNARDO
12120 SW TONQUIN RD
SHERWOOD OR 97140-8342

2S127DD03200
BREWER LIVING TRUST
BY KENT A/ANNELLE K BREWER TRS
11035 SW BYROM TERR
TUALATIN OR 97062-6031

3S103AB00300
BRIX PROPERTIES LLC &
CLAY STREET PROPERTIES LLC
PO BOX 509
WILSONVILLE OR 97070-0509

2S134AA05300
BROHOSKI CHRIS
10875 SW KOLLER ST
TUALATIN OR 97062-8117

2S126BA00200
BROWN AND WISER INC
PO BOX 1109
TUALATIN OR 97062-1109

2S127DD01800
BRUCE ROBERT A & TERESA C
10940 SW EVANS CT
TUALATIN OR 97062-6042

2S123B000702
BUDD RAYMOND & LINDA
18500 SW TETON AVE
TUALATIN OR 97062-8822

2S122AD00400
BUILDER'S WHOLESALE STONE LLC
AN OREGON LTD LIABILITY CO
10850 SW LEVETON DR
TUALATIN OR 97062-8091

2S127AA90002
BUSHIDO PARTNERS LLC
BY ROBERT MITCHELL
5875 SW BLACKBERRY LN
TUALATIN OR 97062-9723

2S134AD14200
CALLEN DANIEL W & CALLEN NICOLE
10876 SW BROWN ST
TUALATIN OR 97062-8368

2S134AD14100
BRIDGES JENNIFER L & SHANE G
9301 SW SAGERT ST #169
TUALATIN OR 97062-7031

2S134AD13300
BROCKWAY DAVID M & SHELLY G
10853 SW BROWN ST
TUALATIN OR 97062-8368

2S127AA90006
BROOKE & REX PROPERTIES LLC
2595 REMINGTON DR
WEST LINN OR 97068-4166

2S134AA11800
BROWN WARREN F JR
10977 SW MARILYN ST
TUALATIN OR 97062-8167

2S122DD00100
BT PROPERTY LLC ATTN: TAX DEPT
PO BOX 28606
ATLANTA GA 30358-0606

2S123BB00100
BUDIHAS ROBERT J REVOC TRUST
311 NW 12TH AVE #1002
PORTLAND OR 97209-2995

2S134AC01900
BURG DAVID A & TAMMI C
22602 SW COWLITZ DR
TUALATIN OR 97062-8360

2S134AC05900
BYE ROBERT J & LAURA M
22657 SW COWLITZ DR
TUALATIN OR 97062-8363

2S134AC12000
CALAYCAY RAYMUND & MERCEDES M
22714 SW COWLITZ DR
TUALATIN OR 97062-8364

2S134AB04500
CAMPBELL JEFFERY W & AMY J
11047 SW KOLLER ST
TUALATIN OR 97062-8179

2S134AC06900
BRIEDE MICHELLE
22646 SW COWLITZ DR
TUALATIN OR 97062-8363

2S122AD00900
BROCKWAY EXCHANGE LLC
15940 SW 72ND AVE
PORTLAND OR 97224-7936

2S134AC04200
BROOKSBY BEN A & JULIE M
11094 SW ONEIDA ST
TUALATIN OR 97062-8359

2S123CA00200
BRUCE COWAN INC
9585 SW TUALATIN SHERWOOD RD
TUALATIN OR 97062-8560

2S127DC00300
BUCKMAN KYLE & BRANDI
21653 SW ASPEN PL
TUALATIN OR 97062-6061

2S134AC11900
BUECHLER LANCE E & LISA
22743 SW 112TH AVE
TUALATIN OR 97062-8009

2S134AC11200
BURGLEHAUS RYAN J & AMY L
22814 SW COWLITZ DR
TUALATIN OR 97062-8386

3S103B000301,000400
C C MEISEL CO INC
PO BOX 208
MCMINNVILLE OR 97128

2S127DD02900
CALHOUN KENNETH L & NORMA L
11095 SW BYROM TERR
TUALATIN OR 97062-6031

2S134AD07200
CAMPBELL RANDY & MEGAN
11003 SW ONEIDA ST
TUALATIN OR 97062-8155

2S127DD04100
CAMPBELL SCOTT & MARTY
10925 SW BYROM TER
TUALATIN OR 97062-6010

2S127DC00700
CARLSON ANTHONY E & ASHLEY
21743 SW ASPEN PL
TUALATIN OR 97062-6061

2S123DA00300
CARNEY INVESTMENTS LLC
19705 SW TETON AVE
TUALATIN OR 97062-8807

2S123DA01400
CASCADE FUNERAL DIRECTORS INC
PO BOX 3570
TUALATIN OR 97062-3570

2S123BD00700
CELERITY-ICHOR SYSTEMS
ATTN: ROBERT POTTER
9660 SW HERMAN RD
TUALATIN OR 97062-8080

2S121DB90005
CHAMSEDDINE WAEL M & BECKY A
22900 SW ERIO PL
TUALATIN OR 97062-7375

2S134AB03300
CHRISTENSEN LARRY R & PATRICIA
16952 NW BERNIETTA CT
PORTLAND OR 97229-7947

2S134AC02100
CICHANSKI SETH M & ANDREA
11170 SW PATWIN CT
TUALATIN OR 97062-8365

2S127DD02500
CLARK KIMBERLY A
21925 SW FULLER DR
TUALATIN OR 97062-6035

2S123BD00400
CAP INVESTORS LLC
9700 SW HERMAN RD
TUALATIN OR 97062-8151

2S134AB05100
CARLSON CUSTOM HOMES INC
PO BOX 1169
TUALATIN OR 97062-1169

2S127DD06800
CARPENTER MICHAEL & JANICE M
21905 SW 109TH TER
TUALATIN OR 97062-6040

2S134DB03000
CATALDO MICHAEL C &
FAIRCHILD-CATALDO JOANE M
11080 SW TONQUIN LOOP
SHERWOOD OR 97140-9540

2S123B000600
CHAMBERLAIN / HUSSA PROPERTIES
18755 SW TETON
TUALATIN OR 97062-8848

2S134AC06200
CHEEVER CHARLES J
22729 SW COWLITZ DR
TUALATIN OR 97062-8364

2S134AD14600
CHRISTMAN WILLIAM M & JANICE
10942 SW BROWN ST
TUALATIN OR 97062-8370

2S121DB90000
CIPOLE COMMERICAL CENTER CONDO
UNIT OWNERS
00000

2S134C000300
CARL H JOHNSON FAMILY L P IV
c/o JOHNSON CARL H TRS
8965 SW BURNHAM
TIGARD OR 97223-6102

2S113DD01400
CARLSON JERRY A & MILLER KARI N
TRUST ET AL BY JANET MILLER TR
9312 SW 40TH AVE
PORTLAND OR 97219-5333

2S134DB02800
CARTER CLARENCE DILLARD
11165 SW TONQUIN LOOP
SHERWOOD OR 97140-9540

2S121DA00201
CCF INC
19150 SW 125TH CT
TUALATIN OR 97062-7228

2S123BB00400
CHAMBERLAIN PARTNERS LLC
BY MARY L SCHULTZ
10230 SW REDWING TER
BEAVERTON OR 97007-8404

2S134AC04800
CHIU BONNIE
11089 SW ONEIDA ST
TUALATIN OR 97062-8359

2S134AC09900
CHURCHILL ALAN C & LINDA F
22827 SW COWLITZ DR
TUALATIN OR 97062-8386

2S121B000801
CIPOLE ROAD LLC
14340 SW 144TH AVE
TIGARD OR 97224-1447

2S122DA90031
CJO PROPERTIES LLC
ATTN: LEN ODEGAARD
14859 SW 162ND TER
TIGARD OR 97224-0826

2S134AC05400
CLARY CHRISTIAAN & LYNN
22412 SW 112TH AVE
TUALATIN OR 97062-8356

2S134C000800
CLAY LLC
17010 SW MEIR RD
BEAVERTON OR 97007

2S122C000604
CLOWN NOSE PROPERTIES LLC
PO BOX 23456
PORTLAND OR 97281-3456

2S123DB00500
COIL PROPERTIES LLC
2690 OVERLOOK DR
LAKE OSWEGO OR 97034-7518

2S123DD02701
COLUMBIA SELF-STOR LLC
16225 NE EUGENE CT
PORTLAND OR 97230-5594

2S134AB02800
CONE CHRISTOPHER S & ROYA A
22231 SW 111TH AVE
TUALATIN OR 97062-8163

2S121A001801
CONSTRUCTION EQUIPMENT CO
P O BOX 1271
LAKE OSWEGO OR 97035-0526

2S123DA01600
CREATIVE ASSETS LLC
PO BOX 1456
TUALATIN OR 97062-1456

2S134AC04500
CUSTER HEIDI L
11041 SW ONEIDA ST
TUALATIN OR 97062-8359

2S123CC01401
D&J PROPERTY INVESTMENT LLC
9525 SW CHERRY LN
TUALATIN OR 97062-6043

2S121A004000
DANA PROPERTIES LLC
PO BOX 5837
ALOHA OR 97006-0837

2S134AB00400
DAVIS CLIFFORD R & MARY E
11033 SW MARILYN ST
TUALATIN OR 97062-8153

2S127DD11700
COCHRAN JANNA JANNE &
GREGORY DONOVAN
21870 SW 107TH AVE
TUALATIN OR 97062-6359

2S127DC00600
COLBY DEREK LEE & LINDA DIANE
21717 SW ASPEN PL
TUALATIN OR 97062-6061

2S127DD03900
COMMUNITY FINANCIAL CORP
PO BOX 1969
LAKE OSWEGO OR 97035-0059

2S134AC10500
CONFER ANDREW B & ALLISON R
22919 SW COWLITZ DR
TUALATIN OR 97062-8387

2S134AB05400
CORIO PHILIP M
11100 SW KOLLER ST
TUALATIN OR 97062-8355

2S127DD08500
CROWELL SUSAN M & PATRICK E
10730 SW WILLOW ST
TUALATIN OR 97062-8034

2S123BB00701
D & K VENTURES LLC
18155 SW TETON AVE
TUALATIN OR 97062-8849

2S134DB00300,00301
DAIISADEGHI MOHAMMAD HOSSEIN
REVOCABLE LIVING TRUST
23023 SW 112TH AVE
SHERWOOD OR 97140-9537

2S123BC01500
DANAUS LLC
PO BOX 397
TUALATIN OR 97062-0397

2S134AD13800
DAVIS EDWIN V II & ELIZABETH H
10818 SW BROWN ST
TUALATIN OR 97062-8368

2S134AB05800
COCKEY LAURA S
11099 SW GRAM ST
TUALATIN OR 97062-8149

2S121DC00100
COLEMAN STEVEN R & SANDRA J
30600 S ARROW CT
CANBY OR 97013-9501

2S121DD00201
COMPONENTS & MILLWORK INC
19855 SW 124TH AVE
TUALATIN OR 97062-8007

2S123BC01100
CONGER NORTHWEST INC
2429 N BORTHWICK AVE
PORTLAND OR 97227-1704

2S134AC08400
CRAWFORD CAROLYN J & DAVID F
11049 SW BROWN ST
TUALATIN OR 97062-8369

2S134AA09500
CUMMINGS SCOTT & CATHERINE
22235 SW 110TH PL
TUALATIN OR 97062-8158

2S122C002100
D&B PROPERTY LEASING LLC
8060 SW PFAFFLE ST STE 200
TIGARD OR 97223-8489

2S123BC01500
DANAUS LLC
PO BOX 397
TUALATIN OR 97062-0397

2S134AA11100
DAVIDSON ERIC D & DAVIDSON MARY
10837 SW NELSON ST
TUALATIN OR 97062-8156

2S134AB00900
DAVIS PATRICK A & STEPHANI L
11048 SW MADRONE CT
TUALATIN OR 97062-8161

2S134AC11400
DAVIS RICHARD DALE & DIANA MEI
22843 SW 112TH AVE
TUALATIN OR 97062-8388

2S134AA06300
DEMONBRUN THOMAS & PAMELA
11026 SW GRAM ST
TUALATIN OR 97062-8149

2S134DB01700
DMC 3 LLC
11300 SW NOOTKA
SHERWOOD OR 97140-9543

2S122AD00100
DOT INC
PO BOX 115
TUALATIN OR 97062-0115

2S127DC02200
DRESSER DAVID E & JUDY C
21752 SW FULLER DR
TUALATIN OR 97062-6059

3S103AA00700
EATON LARRY A
10935 SW CLAY
SHERWOOD OR 97140-7221

3S103AB00100
ELFORD LORELEI L ET AL
c/o LAWSON WALTER E
11055 SW CLAY
SHERWOOD OR 97140-7222

2S123CB00900
ELSINORE DEVELOPMENT GROUP LLC
19480 SW 97TH AVE
TUALATIN OR 97062-8505

2S134AC10700
ENGELS TREVOR J & NUTAN
22945 SW COWLITZ DR
TUALATIN OR 97062-8387

2S127AA90004
DEETS GOODWIN & MCGEE LLC
10830 SW OLD TUALATIN SHERWOOD RD
TUALATIN OR 97062

2S127DC01500
DENNING KRISTIN M & RYAN J
21711 SW FULLER DR
TUALATIN OR 97062-6060

2S134AD13000
DO CHRISTINE V
10867 SW BROWN ST
TUALATIN OR 97062-8368

2S122B000900
DPI SPECIALTY FOODS NW INC
12360 SW LEVETON DR
TUALATIN OR 97062-6001

2S127C000700
DTI PROPERTIES LLC
BY DAYNE BARRETT INGRAM
15836 SW MADRONA LN
SHERWOOD OR 97140-9578

2S127DD12800
EDWARDS JUSTIN R & DANIELLE N
21821 SW 106TH AVE
TUALATIN OR 97062-6358

2S123CD01000
ELLERS FAMILY TRUST
BY FRED J ELLERS JR TR
9620 SW TUALATIN-SHERWOOD RD
TUALATIN OR 97062-7554

2S127DD12400
EMERSON DANE K & TAMARA G
21854 SW 106TH AVE
TUALATIN OR 97062-7379

2S127DD05100
GALANIDA ROBERT W II
1211 SW 5TH AVE #1100
PORTLAND OR 97204-3737

2S134AA14100
ESAU EVAN B & LONG MICHELLE BO
10942 SW KOLLER ST
TUALATIN OR 97062-8181

2S134AA11900
DEJONGE ABRAHAM/COLLETTE M
10951 SW MARILYN ST
TUALATIN OR 97062-8167

2S134AC02400
DERNEDDE MARY B & MARK D
11094 SW PATWIN CT
TUALATIN OR 97062-8361

2S134AC03100
DOCKTER BRYAN M & CHANTELLE K
11081 SW PATWIN CT
TUALATIN OR 97062-8361

2S127DD08800
DRAVIS DONALD & LYNNE D F
10760 SW WILLOW ST
TUALATIN OR 97062-8056

2S126B000122
EAN HOLDINGS LLC
20400 SW TETON AVE
TUALATIN OR 97062-8812

2S123DA02300
EGGIMAN BYPASS TRUST BY LEO
CARLTON & AVALON MAY EGGIMAN TRS
15433 NW TROON DR
PORTLAND OR 97229-0916

2S127DD01600
ELLI LIVING TRUST
10900 SW EVANS CT
TUALATIN OR 97062-6042

2S134DB03100/2S134DC00300,00301
EMJ PROPERTIES LLC
7503 SE HOLGATE BLVD
PORTLAND OR 97206-3359

2S122C001600
ENDICOTT RONALD G ESTATE OF
PO BOX 228
AURORA OR 97002-0228

2S134AB05900
ESPARZA GENARO JR & ERRIN M
11103 SW GRAM ST
TUALATIN OR 97062-8176

2S134AD14000
ESQUERRA JAVIER & LISA L &
JOHNS DEBORAH A
10840 SW BROWN ST
TUALATIN OR 97062-8368

2S127DD06300
EVANS MARK P
21860 SW FULLER DR
TUALATIN OR 97062-6034

2S123CC01300
FARWEST STEEL FABRICATION CO
ATTN: CORPORATE TREASURER
PO BOX 889
EUGENE OR 97440-0889

2S134AC01000
FEINSTEIN ALAN S & GAIL L
22471 SW 112TH AVE
TUALATIN OR 97062-8356

2S127DD08100
FERGUSON JOHN G & CHERYL A
21760 SW WILLOW ST
TUALATIN OR 97062

2S128A000100
FORE-SIGHT BALBOA LLC
20400 SW CIPOLE RD
TUALATIN OR 97062-7269

2S134AC04600
FRANCO JOHN A
11065 SW ONEIDA ST
TUALATIN OR 97062-8359

2S1220000400
FUJIMI CORPORATION
11200 SW LEVETON DR
TUALATIN OR 97062-8094

2S127BD01000,01100,01400
G & S FAMILY LTD PARTNERSHIP
20752 SW 120TH AVE
TUALATIN OR 97062-6849

2S127DD07000
GALL PETER J
21845 SW 109TH TER
TUALATIN OR 97062-6044

2S134AC07500
EUZENT BRYAN S & MICHELLE
22652 SW 112TH AVE
TUALATIN OR 97062-8357

2S113AD00300
FAHEY INVESTMENT LLC
8148 NW THOMPSON RD
PORTLAND OR 97229-3819

2S123DA01500
FASANO FAMILY LLC & HURLBUTT
FRANK C & REBECCA J & WONACOTT MARY
LYNDA
10129 SW WASHINGTON ST
PORTLAND OR 97225-6947

2S134AC02500
FELECIANO JOHN A II & CHRISTINE
11076 SW PATWIN CT
TUALATIN OR 97062-8361

2S134AA13900
FLECK DAVID W & DEBRA K
10976 SW DOLLER ST
TUALATIN OR 97062

2S134DB00100
FOSTER AMY
10100 SW EVERGREEN CT
WILSONVILLE OR 97070-8554

2S127BA00300
FRANKLIN BUSINESS PARK OWNERS OF
LOTS 1-4
00000

2S121DC00300
FRAZER IMOLEAN D &
WILLIAM C TRUSTEES
10880 SW DAVIES RD #116
BEAVERTON OR 97008-8008

2S123CB01100
FULBRIGHT DEVELOPMENT LLC
19335 SW TETON AVE
TUALATIN OR 97062-8847

2S123CC01100
GARDENERS & RANCHERS ASSOC
PO BOX 1685
CLACKAMAS OR 97015-1685

2S123CD01100
EVANS FAMILY INVESTMENTS LLC
87151 KELLMORE ST
EUGENE OR 97402-9128

2S134AA09400
FAN CHRISTOPHER W &
JELI JACQUELINE A
22241 SW 110TH PL
TUALATIN OR 97062-8158

2S134AB02600
FEDERAL NATIONAL MORTGAGE ASSN
TWO GALLERIA TOWER STE 950
13455 NOEL RD
DALLAS TX 75240-6620

2S134AA08500
FELLER DOUGLAS W & DONNELLY-
FELLER BETH
22389 SW 110TH PL
TUALATIN OR 97062-8160

2S134AA09600
FOLK JAMES D & CATHLEEN A
22223 SW 110TH PL
TUALATIN OR 97062-8158

2S127DC01200
FOSTER THOMAS L/MARY F
21755 SW FULLER DR
TUALATIN OR 97062-6060

2S127AB00400,00500,00501/
2S127B0000200
FRANKLIN BUSINESS PARK LLC
1202 NW 17TH AVE STE B
PORTLAND OR 97209-2445

2S127BA00150,00151,00510,00600
FRANKLIN BUSINESS PARK LLC
1202 NW 17TH AVE STE B
PORTLAND OR 97209-2445

2S122DA00100
FRITZLER CAROLLA E REVOC TRUST
6061 SW PROSPERITY PARK RD
TUALATIN OR 97062-6737

2S134AB05600
GARDNER MICHAEL & NATALIE
11058 SW KOLLER ST
TUALATIN OR 97062-8179

2S127DC01300
GARRISON CATHERINE A
21743 SW FULLER DR
TUALATIN OR 97062-6060

2S121A002100,002190,002202,
001900,001800
GRIMM'S FUEL CO
18850 SW CIPOLE RD
TUALATIN OR 97062-6935

2S127DD01500
GEORDIE INTERNATIONAL IRREVOCABL
BY EDWARDS & CHAMBERS LLP
6960 OBANNON DR #130
LAS VEGAS NV 89117-2160

2S127DD06000
GEYER LIVING TRUST
BY JEFFREY M/DIANE M GEYER TRS
11060 BYROM TERR
TUALATIN OR 97062-6031

2S134AB06000
GIBSON PATRICK D & EMILY
11115 SW GRAM ST
TUALATIN OR 97062-8176

2S134AC10800
GLOECKNER ROBERT
22890 SW COWLITZ DR
TUALATIN OR 97062-8386

2S134AC04000
GOODHUE MATTHEW D & DAWN N
11138 SW ONEIDA ST
TUALATIN OR 97062-8359

2S134AA10700
GRAY STEVEN D & EMMA K
10965 SW NELSON ST
TUALATIN OR 97062-8157

2S122C000501,000504
HAGEMAN PROPERTIES
PO BOX 637
TUALATIN OR 97062-0637

2S134AD12300
GUERRERO GRISELDA GRACE &
ARTURO M
10959 SW BROWN ST
TUALATIN OR 97062-8370

2S122AD01100
GARSKE TRAVIS W
PO BOX 729
COLBERT WA 99005-0729

2S122B000500
GE SECURITY
BY GVA KIDDER MATHEWS
ONE SW COLUMBIA ST #950
PORTLAND OR 97258

3S103B000200
GERLACH JOSHUA & CHRISTMIATY
12080 SW TONQUIN RD
SHERWOOD OR 97140-8341

2S121DA00501
GG&M CO LLC BY ROY GOECKS
2240 SUMIT COURT
LAKE OSWEGO OR 97034-3618

2S134AC02600
GILLARD ANTHONY & DEANNA
11028 SW PATWIN CT
TUALATIN OR 97062-8361

2S113AD00400
GOLDEN KEY LLC BY GEORGE E EDENS
309 10TH AVE
LAKE OSWEGO OR 97034-2940

2S121A004200
GRAY ALFA LLC
18525 SW 126TH PL
TUALATIN OR 97062-6074

2S127DD06700
GREASLISH BRIAN & GREALISH DEBRA
FARR
21925 SW 109TH TER
TUALATIN OR 97062-6040

3S103B000500
GRUNBAUM HANS H & MARILYN K TRS
21390 SW EDY RD
SHERWOOD OR 97140-8617

2S121DD00400
GULSONS
307 LEWERS ST 6TH FLOOR
HONOLULU HI 96815-2357

2S123DC00401/2S127A000300
GAYLORD INDUSTRIES
10900 SW AVERY ST
TUALATIN OR 97062-8578

2S134AB04900
GENTEMANN JASON W & SHANNON M
11137 SW KOLLER ST
TUALATIN OR 97062-8355

2S134AA08700
GERNHART MICHAEL RAY / KELLY
22343 SW 110TH PL
TUALATIN OR 97062-8160

2S134AD06100
GIBONEY BRYAN L
22498 SW 109TH TER
TUALATIN OR 97062-8152

2S123DC00100
GIUSTINA SYLVIA B REVOC TRUST
PO BOX 989
EUGENE OR 97440-0989

2S134AD06300
GOODELL CHRIS C & CHRISTY T
10914 SW ONEIDA ST
TUALATIN OR 97062-8154

2S121D000600
GRAY ROBERT A
7823 SW KINGFISHER WAY
PORTLAND OR 97224-7070

2S122C002900
H2B INVESTMENTS LLC
PO BOX 637
TUALATIN OR 97062-0637

2S127DD05300
GUDMUNDSON RICHARD F & SUSAN B
21665 SW 109TH TER
TUALATIN OR 97062-6013

2S122C002800
H2A INVESTMENTS LLC
PO BOX 637
TUALATIN OR 97062-0637

2S121DB00300
HAGG FAMILY TRUST
BY JOHN D/WILLA FAY HAGG TRS
19100 SW 129TH AVE
TUALATIN OR 97062-7601

2S128A000102,000200
HAGG JOHN D & DENISE C
20340 SW CIPOLE RD
TUALATIN OR 97062-8021

2S123CD00900
HALLE PROPERTIES LLC
DEPT 1100-ORP
20225 NORTH SCOTTSDALE RD
SCOTTSDALE AZ 85255-6456

2S134AA11300
HANNAH JAMES A & SANDRA K
10936 SW NELSON ST
TUALATIN OR 97062-8157

2S134AA05600
HANSON PATSY G
10898 SW KOLLER ST
TUALATIN OR 97062-8117

21E18BC00400
HARRISON NORMAN F
17540 SW 63RD AVE
LAKE OSWEGO OR 97035-5210

2S127DD11900
HASTINGS MIKE D & JAMIE M
10656 SW PONDEROSA LN
TUALATIN OR 97062-6361

2S134AD13500
HAYDEN TIM & HAYDEN KRISTIN &
HAYDEN GEORGIA SUE
10815 SW BROWN ST
TUALATIN OR 97062-8368

2S127DD02700
HEFFELFINGER KAREN S REVOC TRUST
21820 SW FULLER DR
TUALATIN OR 97062-6034

2S127D001300,001400
HELENIUS EMILY C TR
7581 SW APPLEGATE DR
BEAVERTON OR 97007-8952

2S134AA11700
HACHMEISTER JACOB KENNETH &
HACHMEISTER JENNIFER MARIE
10995 SW MARILYN ST
TUALATIN OR 97062-8167

2S113AD00100
HALTINER REV LIVING TRUST
BY RICHARD/KAREN S HALTINER TRS
23812 SW ROBSON TER
SHERWOOD OR 97140-7057

2S134AB01400
HANSEN AMY A & PETER C
22258 SW 111TH AVE
TUALATIN OR 97062-8163

2S122C001200
HANSON PIPE & PRODUCTS
NORTHWEST BY GEORGE MCELROY &
ASSOC
3131 S VAUGHN WAY STE 301
AURORA CO 80014-3509

21E18BC00202
HARRISON PROPERTIES INC
17540 SW 63RD AVE
LAKE OSWEGO OR 97035-5210

2S127DD08000
HAUGEN AMY & PATE ANTHONY S
22485 SW MANDAN DR
TUALATIN OR 97062-7370

2S127DD12900
HAYES PHILIP & STEPHANI
21839 SW 106TH AVE
TUALATIN OR 97062-6358

2S127DD02400
HEFFELFINGER KAREN S REVOC TRUS
10985 SW EVANS CT
TUALATIN OR 97062-6041

2S127DD05500
HERMANN KODI R
10970 SW BYROM TER
TUALATIN OR 97062-6010

2S134AD06800
HACKELMAN DENIS & SHAWNA
10994 SW ONEIDA ST
TUALATIN OR 97062-8154

2S134AD06700
HALL FORREST J & KATHLEEN E
10978 SW ONEIDA ST
TUALATIN OR 97062-8154

2S134AA10500
HAMMOND STEPHEN C & BARBARA L
22316 SW 110TH PL
TUALATIN OR 97062-8159

2S127AA00700
HANSEN PARTNERSHIP LLC
PO BOX 607
JUNCTION CITY OR 97448-0607

2S127DD02000
HARRIS ROGER K & MERLA R
10960 SW EVANS CT
TUALATIN OR 97062-6041

2S134AB06300
HARVEY JOHN J & RIPLEY DENISE E
11179 SW GRAM ST
TUALATIN OR 97062-8176

2S134AC10100
HAWKINS SCOTT C & JENNIFER A
22865 SW COWLITZ DR
TUALATIN OR 97062-8386

2S134AC09100
HECKER ROGER A JR & IDA M
11112 SW BROWN ST
TUALATIN OR 97062-8371

2S134AA13400
HEIDT TRAVIS & SAMANATHA
22049 SW FULLER DR
TUALATIN OR 97062-6063

2S122AA00100
HELSER LLC THE BY RICHARD C
HELSER HELSER INDUSTRIES INC
10750 SW TUALATIN RD
TUALATIN OR 97062-8042

2S121A003300
HENDERSON PROPERTIES LLC
12451 SW LEVETON DR
TUALATIN OR 97062-6066

2S121A003700
HENRIKSEN PROPERTIES LLC
PO BOX 4130
WILSONVILLE OR 97070-4130

2S127AA01300
HERMANSON DALE L BY BALDOR
20393 SW AVERY CT
TUALATIN OR 97062-8576

2S134AD07700
HIDAY DAREK & LYNETTE
10923 SW ONEIDA ST
TUALATIN OR 97062-8154

2S134AB00600
HOFFMAN MARY LOU
481 NW DOUGLAS ST
DALLAS OR 97338-1022

2S134AC01200
HOWARD JOHN & JENNIFER
22509 SW 112TH AVE
TUALATIN OR 97062-8358

2S134AC05000
HOYT H RAY JR & SUSAN E
11153 SW ONEIDA ST
TUALATIN OR 97062-8359

2S122C002700
HUNTAIR PROPERTIES LLC
15255 SW 72ND AVE
PORTLAND OR 97224-7939

2S122DD00600
HUSTON JAMES H
2268 SE MULBERRY DR
MILWAUKIE OR 97267-4541

2S134AC03700
HENDRIX ROY L & KELLIE D
22534 SW 112TH AVE
TUALATIN OR 97062-8358

2S134DB00101
HERBST DON & HERBST BECKY
10595 SW IBACH ST
TUALATIN OR 97062-8011

2S134AA07000
HERZ RICK C & LORI A
10921 SW GRAM ST
TUALATIN OR 97062-8148

2S134AC01700
HILL RONALD R & VICKI C
22597 SW 112TH AVE
TUALATIN OR 97062-8358

2S134AC00900
HOLMES MARK A & BONNIE I
22465 SW 112TH AVE
TUALATIN OR 97062-8356

2S134AA10600
HOWARD PHILIP G JR & DANIA C
22338 SW 110TH PL
TUALATIN OR 97062-8159

2S127DD07600
HUGHES DAVID R & JENNIFER A
10755 SW WILLOW ST
TUALATIN OR 97062-8056

2S134AC06400
HUNTER CORY & HUNTER ARAME
22763 SW COWLITZ DR
TUALATIN OR 97062-8364

2S127B000800
HUTCHENS CAROL LYNN/RONALD &
WILSON JAMES L TRUST ET AL c/o
WILSON JAMES M/PATRICIA ANN
7900 S THREE GAIT LN
CANBY OR 97013-9556

2S127DD12300
ICHIKAWA YASUSHI & ICHIKAWA NAO
21868 SW 106TH AVE
TUALATIN OR 97062-7379

2S122BB00200
HENRIKSEN JANE E TRUST BY JANE
E/LYNN S HENRIKSEN TRS
17985 SW ROY ROGERS RD
SHERWOOD OR 97140-9290

2S122C000602,000605,000606
HERMAN PROPERTIES LLC
PO BOX 205
TUALATIN OR 97062-0205

2S127AA01000
HG HOLDINGS INC
PO BOX 2090
TUALATIN OR 97062-2090

2S127DD01700
HINMAN SHERWOOD V & CAROL E
10930 SW EVANS CT
TUALATIN OR 97062-6042

2S134AD13400
HOLT MARK A & SHANNON R
10827 SW BROWN ST
TUALATIN OR 97062-8368

2S134AD12500
HOYLE HOWARD C &
EGINTON-HOYLE ALICIA M
10915 SW BROWN ST
TUALATIN OR 97062-8370

2S122CC00100
HUNTAIR INC
11555 SW MYSLONY ST
TUALATIN OR 97062-8040

2S127DD03700
HUNTTING PATRICIA H
21520 SW 110TH PL
TUALATIN OR 97062-6028

2S134DB02000,2100,2400,2500,2501
ICE JAMES NEAL
11348 SW TONQUIN LOOP
SHERWOOD OR 97140-9501

2S122DA01000-01900
ICM-OREGON LLC BY IDM-MANHASSET
PROPERTY LLC
1498 SE TECH CENTER PL STE 150
VANCOUVER WA 98683-5518

2S122B001000
IDM-OREGON LLC STE #150
1498 SE TECH CENTER PL
VANCOUVER WA 98683-9591

2S121DB00400,00500,00600
INTERNATIONAL LINE BUILDERS INC
19020 SW CIPOLE RD
TUALATIN OR 97062-8362

2S123DB00400/2S127B000900,001000
ITEL EARL J TRUST & ITEL LORIS TRUST
12155 SW TUALATIN-SHERWOOD RD
TUALATIN OR 97062-6828

2S127C000500,000701
ITEL KENNETH E
12155 SW TUALATIN-SHERWOOD RD
TUALATIN OR 97062-6828

2S122BA00100,00200
JAE OREGON INC ACCOUNTING DEPT
11555 SW LEVETON
TUALATIN OR 97062-6000

2S134AB06200
JARVIS JEFFREY L & JOELLE K
11153 SW GRAM ST
TUALATIN OR 97062-8176

2S121A004400,004500
JC VENTURES LLC
19435 SW 129TH AVE
TUALATIN OR 97062-7070

2S127AA90007
JENITEK DEVELOPMENT LLC
10850 SW TUALATIN SHERWOOD RD
TUALATIN OR 97062-7575

2S127DD03100
JENSEN ROBERT J JR PATRICIA J
11055 SW BYROM TER
TUALATIN OR 97062-6031

2S123BB90001
JJN PROPERTIES LLC
17610 SW OUTLOOK LN
BEAVERTON OR 97007-9736

2S127BD01700
INDOOR ARENA INVESTORS LLC
11883 SW ITEL ST
TUALATIN OR 97062-6855

2S123DA01800
J C MOTORS OF TUALATIN LLC
19401 SW MOHAVE CT
TUALATIN OR 97062-8500

2S134AA10200
JACKSON BRYAN/AIMEE
22238 SW 110TH PL
TUALATIN OR 97062-8158

2S113AA01200
JAMES E BERREY LLC
BY STEPHEN M BERREY
6305 SW ROSEWOOD ST STE D
LAKE OSWEGO OR 97035-5388

2S134AA08400
JAVERNICK TROY M/MICHELE
22411 SW 110TH PL
TUALATIN OR 97062-8160

2S134AC03300
JENKINS RICHARD JR & JULIE C
11149 SW PATWIN CT
TUALATIN OR 97062-8365

2S134AC08800
JHATTU URMILA D
11028 SW BROWN ST
TUALATIN OR 97062-8369

2S123BC00600
JKLM INVESTMENT COMPANY LLC
18880 SW TETON AVE
TUALATIN OR 97062-8806

2S113DC02200
INTERNATIONAL CHURCH OF THE FOUR SQUARE GOSPEL
PO BOX 1027
TUALATIN OR 97062-1027

2S127BD01300
ITEL MICHAEL
20900 SW 120TH AVE
TUALATIN OR 97062

2S127DD02200,03400,05700
J C REEVES CORPORATION
14945 SW SEQUOIA PKWY #170
TIGARD OR 97224-7153

2S134AC01800
JACKSON JANET E
22608 SW COWLITZ DR
TUALATIN OR 97062-8360

21E18BB02300/21E1800BC00500,00800

JAMES E BERREY LLC
6305 SW ROSEWOOD ST STE D
LAKE OSWEGO OR 97035-5388

2S121DB00700
JC HOLDINGS LLC
19450 SW 129TH AVE
TUALATIN OR 97062-7070

2S134AB02900
JEFFORDS JAMES P & DEBRA J
22267 SW 111TH AVE
TUALATIN OR 97062-8163

2S134AC03400
JENSEN DONALD R & KATHRYN K
11163 SW PATWIN CT
TUALATIN OR 97062-8365

2S134AC04300
JIN YOUNG K & NON S
11080 SW ONEIDA ST
TUALATIN OR 97062-8359

2S123DA00500
JKM PROPERTIES LLC
20135 S IMPALA LN
OREGON CITY OR 97045-8797

2S134AD06900
JOHANNES ERIK & KATHY
11016 SW ONEIDA ST
TUALATIN OR 97062-8155

2S122AA00400
JOHNSON BRADLEY R & CONNIE LEA
PO BOX 1506
TUALATIN OR 97062-1506

2S134AA10800
JOHNSON LISA LYNN & JOHNSON RICHARD KARL & JOHNSON MONICA ANN
10949 SW NELSON ST
TUALATIN OR 97062-8157

2S121B001200
JOHNSTON CLARK L JR & WERRE SHARON K
20220 SW SCHOLLS SHERWOOD RD
SHERWOOD OR 97140-7412

2S127DD04300
JONES STEPHEN & MAXINE JT LIVING TRUST BY STEPHEN A/MAXINE C JONES CO-TRS
21530 SW 109TH TER
TUALATIN OR 97062-6012

2S127DD04900
JONES VERNON F & JONES LOUISE S
21770 SW 109TH TER
TUALATIN OR 97062-6009

2S134AA08600
JORDAN JOSEPH E & JENNIFER M
22367 SW 110TH PL
TUALATIN OR 97062-8160

2S123DC00200
JSPD LLC
19570 SW 90TH CT
TUALATIN OR 97062-7620

2S123DA00900
JVTC EXPLORATIONS LLC
19463 SW 89TH AVE
TUALATIN OR 97062-8537

2S134AA11400
KAHN RICHARD L & ROGERS-KAHN KAREN
10958 SW NELSON ST
TUALATIN OR 97062-8157

2S123B000701
KAI USA LTD
18600 SW TETON AVE
TUALATIN OR 97062-8841

2S123D003800,003900
KAISER FOUNDATION HEALTH PLAN OF THE NORTHWEST ATTN: PROPERTY ACCOUNTING
500 NE MULTNOMAH ST #100
PORTLAND OR 97232-2031

2S134AD12900
KALENTZIS PANAGIOTIS
10879 SW BROWN ST
TUALATIN OR 97062-8368

2S123BB00501
KAMBARA U S A INC
PO BOX 747
TUALATIN OR 97062-0747

2S134AD12600
KANYER ROBERT S & KELLEY A
10909 SW BROWN ST
TUALATIN OR 97062-8370

2S127DD00200
KARSSEBOOM JOHN C BIGEJ-KARSSEBOOM TRACY L
21550 SW 108TH AVE
TUALATIN OR 97062-8010

2S134AD08100
KATSUDA CHRISTOPHER T & HEATHER L
10954 SW MARILYN ST
TUALATIN OR 97062-8167

2S134AD08500
KELLEY MARGARET I
11026 SW MARILYN ST
TUALATIN OR 97062-8153

2S134AB01100
KEMHUS TYLER & KEMHUS MARY
11000 SW MADRONE CT
TUALATIN OR 97062-8161

2S134AD05900
KENDERES DOUGLAS A & DAWN A
22464 SW 109TH TER
TUALATIN OR 97062-8152

2S127DD04500
KERMES LAURA FAYE
21600 SW 109TH TER
TUALATIN OR 97062-6013

2S121DA00300
KEY KNIFE INC
19100 SW 125TH CT
TUALATIN OR 97062-7228

2S134DC00400,00500
KING DAVID
PO BOX 413
SHERWOOD OR 97140-0413

2S134AB00100
KIRAKOSSIAN KEVORK & LISA L
11048 SW MARILYN ST
TUALATIN OR 97062-8153

2S123DA01300
KITCH TIM B & SUZANN P #6 CAMELOT COURT
LAKE OSWEGO OR 97034

2S134AA05900
KLACKLE MICHAEL A/NANCY J
10910 SW GRAM ST
TUALATIN OR 97062-8148

2S134AA06900
KLEPS MARK & LINDSAY
10957 SW GRAM ST
TUALATIN OR 97062-8148

2S134AC03500
KLIEWER ROBERT D & DORENA L
11187 SW PATWIN CT
TUALATIN OR 97062-8365

2S127BD00100,00400
KMS PETROLEUM LLC
8404 SE 134TH DR
PORTLAND OR 97236-7231

3S103B000100
KNIFE RIVER CORP-NORTHWEST
32260 OLD HWY 34
TANGENT OR 97389-9770

2S134AC02000
KNIPS GREGORY J & KNIPS LESLIE R
11196 SW PATWIN CT
TUALATIN OR 97062-8365

2S127A000100
KOCH SAMUEL A & RUBY A ET AL BY
WAYNE J SLOVICK CPA
5100 SW MACADAM AVE STE 230
PORTLAND OR 97239-3856

2S134AA06800
KOEHMSTEDT-BRODIN LIVING TRUST
BY KOEHMSTEDT WADE J & BRODIN
BRITA M TRS
10989 SW GRAM ST
TUALATIN OR 97062-8148

2S134AB00700
KOENIG BRIAN & KELLY D
22374 SW 111TH AVE
TUALATIN OR 97062-8164

2S134AD12400
KOIVUNEN GENE SCOTT & KRISTA M
10927 SW BROWN ST
TUALATIN OR 97062-8370

2S134AC05700
KONING KATHLEEN A
22623 SW COWLITZ DR
TUALATIN OR 97062-8363

2S134AA12000
KONO TODD
10933 SW MARILYN ST
TUALATIN OR 97062-8167

2S127DC00400
KONZEN JEROME E & JEANNETTE R
21675 SW ASPEN PL
TUALATIN OR 97062-6061

2S134AB05700
KOTHANDAPANI BALA KUMAR &
RAGHUPATHI PRASANNA
11087 SW GRAM ST
TUALATIN OR 97062-8149

2S134AA14000
KOZLOWSKI DONALD P & ROSA M
10960 SW KOLLER ST
TUALATIN OR 97062-8181

2S134AA11000
KRAHNKE RICHARD & CYNTHIA
10861 SW NELSON ST
TUALATIN OR 97062-8156

31W04A 00800,00905
KRAMER JAMES B & MARILYN K
12525 SW MORGAN RD
SHERWOOD OR 97140-8434

31W04A 00905
KRAMER JAMES BARON
12525 SW MORGAN RD
SHERWOOD OR 97140-8434

31W04A 00900
KRAMER JAMES P
PO BOX 572
SHERWOOD OR 97140-0572

2S134AD08000
KREWSON FORREST B & SAGE E
10936 SW MARILYN ST
TUALATIN OR 97062-8167

2S134AD08300
KRUEGER JAMES K & SHERRY L
10998 SW MARILYN ST
TUALATIN OR 97062-8167

3S103B000303
KRUGER RICHARD W
25225 SW GRAHAMS FERRY RD
SHERWOOD OR 97140-9024

2S123CC00300
KRZYCKI VINCENT L & MARY
PO BOX 1432
SHERWOOD OR 97140-1432

2S121A002201
L & T PROPERTIES LLC
18650 SW PACIFIC HWY
TUALATIN OR 97062-8073

2S134AC00600
LABAR MARK & MAARJA
22393 SW 112TH AVE
TUALATIN OR 97062-8385

21E18BC01500
LAKE CAR CARE JOINT VENTURE
2839 SW 2ND AVE
PORTLAND OR 97201-4711

2S134AB03900
LAKE FOREST HOMEOWNERS
ASSOCIATION
00000

2S134AB06400
LAKE FOREST HOMEOWNERS
ASSOCIATION
00000

2S134AC05500
LAKE FOREST HOMEOWNERS
ASSOCIATION
00000

2S134AC09400
LAKE FOREST HOMEOWNERS
ASSOCIATION
00000

2S134AD08600
LAKE FOREST HOMEOWNERS
ASSOCIATION
00000

2S134AC09800
LAKE FOREST HOMEOWNERS ASSOC
00000

2S134AD14700
LAKE FOREST HOMEOWNERS ASSOC
00000

2S134AD14800
LAKE FOREST HOMEOWNERS ASSOC
00000

2S127AA02000
LAKESIDE LUMBER INC
10600 SW TUALATIN.SHERWOOD RD
TUALATIN OR 97062-7576

2S123CC00200
LAPLANTE FELIX FRANCIS & LAPLANTE
SALLY JANE & LAPLANTE SCOTT HARRISON
9965 SW TUALATIN-SHERWOOD RD
TUALATIN OR 97062-8563

2S123CB01001
LBJ LLC
PO BOX 308
TUALATIN OR 97062-0308

2S113DC02000,02001
LEAGJELD RAYMOND R RES TRUST &
LEAGJELD DOROTHY LILLIAN & LEAGJELD
RICHARD
4130 SW CHESAPEAKE
PORTLAND OR 97239-1343

2S134AD08400
LEIGHTON KENNETH S & ELIZABETH M
11002 SW MARILYN ST
TUALATIN OR 97062-8153

2S127DC01000
LEISHMAN THOMAS P & CAROLYN A
21777 SW FULLER DR
TUALATIN OR 97062-6060

2S134AB02300
LEONG ANGELA H & CHRISTOPHER P
11126 SW GRAM ST
TUALATIN OR 97062-8176

2S134AB00800
LESTER ROBERT J & LESTER CRYSTAL
D
22350 SW 111TH AVE
TUALATIN OR 97062-8164

2S126B000108
LEVITON MANUFACTURING CO INC
201 NORTH SERVICE RD
MELVILLE NY 11747-3138

2S127DD01000
LEWIS-PRICE MEG
21850 SW 109TH TER
TUALATIN OR 97062-6044

2S122DA90011
LIC LLC BY LANE T & KATHLEEN E
4514 SW TRAIL RD
TUALATIN OR 97062-7787

2S134AC00700
LIEN CAMERON & SHARELL
22429 SW 112TH AVE
TUALATIN OR 97062-8356

2S122C002500
LIGHTSPEED BUILDING LLC
11509 SW HERMAN RD
TUALATIN OR 97062-8033

2S134AA06500
LILLEY ROBERT C & CYNTHIA A
11088 SW GRAM ST
TUALATIN OR 97062-8149

2S134DD00400
LITERA JIRI
9287 SW SWEEK DR
TUALATIN OR 97062-7407

2S134AA06200
LIVENGOOD EARL H & HELEN I
10992 SW GRAM ST
TUALATIN OR 97062-8148

2S127DD03300
LOFTIN MICHAEL J & LOFTIN ANN E
11015 SW BYROM TER
TUALATIN OR 97062-6030

2S134AA13500
LOMBOS ALLAN & SHERILYN
11011 SW KOLLER ST
TUALATIN OR 97062-8179

2S134AC08700
LOONEY BRIAN W & JONES LIBERTY C
10974 SW BROWN ST
TUALATIN OR 97062-8370

2S127A000600,000700
LOT 500 LLC
4330 SW HOMESTEADER RD
WILSONVILLE OR 97070-9719

2S134DB00800
LOVITT ROBYN C & ROGER A
11400 SW NOOTKA ST
SHERWOOD OR 97140-9504

2S123CB01200
LP 560 LLC
19495 SW TETON AVE
TUALATIN OR 97062-8846

2S121A003900
LPKF DISTRIBUTION INC
12555 SW LEVETON DR
TUALATIN OR 97062-6073

2S123B000900,000901
LU JOSEPH & LU MEI YI
13432 ROGERS RD
LAKE OSWEGO OR 97035-6754

2S121DC00500,00600
LUDWIG LARRY W & JUDY K
PO BOX 473
TUALATIN OR 97062-0473

2S123BA02900,03100
LU JOSEPH & LU MEI YI
13432 ROGERS RD
LAKE OSWEGO OR 97035-6754

2S122AA00700/2S122C002300
LUMBER FAMILY CO LLC
PO BOX 1404
TUALATIN OR 97062-1404

2S121A002000
MACAULAY DONALD J / RAE K
PO BOX 1268
SHERWOOD OR 97140-1268

2S127DD00600,13100,13200,13300
MACKLIN FREDERICK T & DONNA B
21830 SW 108TH AVE
TUALATIN OR 97062-6360

2S123BB00600
MARKS 18200 LCC
18200 SW TETON AVE
TUALATIN OR 97062-8881

2S127DD07400
MAKAROWSKY ROMAN & JULIE
10775 SW WILLOW ST
TUALATIN OR 97062-8056

2S134AB02500
MANLEY NATHAN M & SMITH-MANLEY SHARON L
11160 SW GRAM ST
TUALATIN OR 97062-8176

2S123DA01700
MARSH JEFFREY O JR & KING JOHN J
8810 SW TUALATIN SHERWOOD RD
TUALATIN,OR 97062

2S134AC01600
MARTIN NIKLAS P & MARTIN RACHEL R
22573 SW 112TH AVE
TUALATIN OR 97062-8358

2S127DC00100
MATTILA REINO J & BROCK C
21601 SW ASPEN PL
TUALATIN OR 97062-6061

2S134C000200
MCCAMMANT PROPERTIES INC
PO BOX 1166
TUALATIN OR 97062-1166

2S134AC09200
LYNCH ADAM E & BRIDGET M
11144 SW BROWN ST
TUALATIN OR 97062-8371

2S134AC08900
MACDONALD BRIAN & MACDONALD AMELIA
11056 SW BROWN ST
TUALATIN OR 97062-8369

2S121DC01100
MACHINE SPECIALTIES INC
19730 CIPOLE RD #1
TUALATIN OR 97062-6948

2S127DC01400
MADDUX TRACY D & DONNA M
21737 SW FULLER DR
TUALATIN OR 97062-6060

2S134AC00800
MALLARI DAISY R
22447 SW 112TH AVE
TUALATIN OR 97062-8356

2S134AA06000
MARG ROBERT & JODI
10944 SW GRAM ST
TUALATIN OR 97062-8148

2S122AD01000/2S123BC01000
MARSHALL ASSOCIATED LLC
PO BOX 278
TUALATIN OR 97062-0278

2S127DC00800
MARTIN RANDALL D & LISA A
21779 SW ASPEN PL
TUALATIN OR 97062-6061

2S134AD14400
MAULDING CHRISTOPHER B & SHELLY LACEY
10898 SW BROWN ST
TUALATIN OR 97062-8368

2S127DD01200
MCCARTY JAMES P & BONNIE L
21910 SW 109TH TER
TUALATIN OR 97062-6040

2S122C000900/2S128A000104
LUMBER PRODUCTS
19855 SW 124TH AVE
TUALATIN OR 97062-8007

2S127DD06500
LYNETT JAMES E & NANCY A
21900 SW FULLER DR
TUALATIN OR 97062-6035

2S123BB01000,01101
MARKS 18400 LLC BY RICHARD MARKS
18200 SW TETON AVE
TUALATIN OR 97062-8881

2S122C000300
MAJNARICH FAMILY LTD PTNSHP THE
17920 SW SARAH HILL LN
LAKE OSWEGO OR 97035-6547

2S122DA90000
MANHASSET DRIVE INDUSTRIAL CONDO OWNERS OF ALL UNITS
00000

2S122C001502
MARINE LUMBER COMPANY
PO BOX 880
SHERWOOD OR 97140-0880

2S134AA10900
MATTHEWS MICHAEL S & LORINDA J
10923 SW NELSON ST
TUALATIN OR 97062-8157

2S134AB05200
MCANNIS JON & YOUNG DANALYNN
11146 SW KOLLER ST
TUALATIN OR 97062-8355

2S134AC10900/2S134AC08600
MCCARTY WILLIAM G
10983 SW BROWN ST
TUALATIN OR 97062-8370

2S134AC04100
MCCLUNG RYAN T & CARA D
11106 SW ONEIDA ST
TUALATIN OR 97062-8359

2S121A002400
MCCULLOCH GRANT H & SHIRLEY A
REVOCABLE LIVING TRUST
12905 SW WATKINS
TIGARD OR 97223-3896

2S127DD11500
MCDONALD ULAILUK
21853 SW 107TH AVE
TUALATIN OR 97062-6359

2S127DD12100
MCGARRY CARISSA S & DAVID J
21873 SW 106TH AVE
TUALATIN OR 97062-7378

2S134DB00600,00601,00602,00603
MCGREGOR DAVID DOUGLAS
11300 SW NOOTKA ST
SHERWOOD OR 97140-9543

2S134DB00604
MCGREGOR DAVID DOUGLAS & PAMELA JANEL
22244 SW SIR LANCELOT LN
SHERWOOD OR 97140-8775

2S134AC00100
MCGUIRE BROS LLC BY MCGUIRE BEARING CO
947 SE MARKET ST
PORTLAND OR 97214-3556

2S134B000600
MCGUIRE BROS LLC BY MCGUIRE BEARING CO
947 SE MARKET ST
PORTLAND OR 97214-3556

2S134DB00700,1000,1100,1900
MCGUIRE BROS LLC BY MCGUIRE BEARING CO
947 SE MARKET ST
PORTLAND OR 97214-3556

2S134AB01200/2S134AC07000
MCGUNNIGLE CINDY M & MCGUNNIGLE STEPHEN E
11033 SW MADRONA CT
TUALATIN OR 97062-8161

2S123CA00900
MEADWESTVACO PACKAGING SYSTEMS LLC BY DUCHARME MCMILLEN & ASSOC
8440 ALLISON POINTE BLVD #300
INDIANAPOLIS IN 46250-4202

2S134AC06000
MCKEAN GARY A & HEATHER A
22673 SW COWLITZ DR
TUALATIN OR 97062-8363

2S134DB02600,02700
MCLEOD ESTELLA L
11360 SW TONQUIN LOOP
SHERWOOD OR 97140-9501

2S127DC02300
MEKKERS SOPHIA M & JEFFREY D
21768 SW FULLER DR
TUALATIN OR 97062-6059

2S127DD07900
MCMILLEN RACHEL E & MCMILLEN JOSEPH A
10725 SW WILLOW ST
TUALATIN OR 97062-8034

2S134AD12800
MEADOR BRETT E & DEBBIE J
10895 SW BROWN ST
TUALATIN OR 97062-8368

2S127DC01100
METSKER PHYLLIS
21761 SW FULLER RD
TUALATIN OR 97062-6060

2S127DC02100
MEEKCOMS RAOUL & SHARP-MEEKCOMS SANDRA L
11067 SW PLUM CT
TUALATIN OR 97062-6062

31W04A 01000
MEISEL ROCK PRODUCTS
PO BOX 208
MCMINNVILLE OR 97128-0208

2S123DA01701
MILLER PAINT CO INC
12812 NE WHITAKER WAY
PORTLAND OR 97230-1110

2S134AA09100
MENDEZONA ANTONIO C & CARRIE S
22281 SW 110TH PL
TUALATIN OR 97062-8158

2S123CD00100/2S126BA00400/
2S123DC00400
MEPT COMMERCE PARK TUALATIN II & III LLC BY PROPERTY TAX ADVISORS
PO BOX 320099
ALEXANDRIA VA 22320-4099

2S134AA09800
MITCHELL SCOTT R/TERRI R
22200 SW 110TH PL
TUALATIN OR 97062-8158

2S127DD07900
MCMILLEN RACHEL E & MCMILLEN JOSEPH A
10725 SW WILLOW ST
TUALATIN OR 97062-8034

2S134AD12800
MEADOR BRETT E & DEBBIE J
10895 SW BROWN ST
TUALATIN OR 97062-8368

2S127DC01100
METSKER PHYLLIS
21761 SW FULLER RD
TUALATIN OR 97062-6060

2S127DC02100
MEEKCOMS RAOUL & SHARP-MEEKCOMS SANDRA L
11067 SW PLUM CT
TUALATIN OR 97062-6062

31W04A 01000
MEISEL ROCK PRODUCTS
PO BOX 208
MCMINNVILLE OR 97128-0208

2S123DA01701
MILLER PAINT CO INC
12812 NE WHITAKER WAY
PORTLAND OR 97230-1110

2S134AA09100
MENDEZONA ANTONIO C & CARRIE S
22281 SW 110TH PL
TUALATIN OR 97062-8158

2S123CD00100/2S126BA00400/
2S123DC00400
MEPT COMMERCE PARK TUALATIN II &
III LLC BY PROPERTY TAX ADVISORS
PO BOX 320099
ALEXANDRIA VA 22320-4099

2S134AA09800
MITCHELL SCOTT R/TERRI R
22200 SW 110TH PL
TUALATIN OR 97062-8158

2S127BD00200
MILGARD MANUFACTURING INC ATTN:
PROPERTY TAXES
1010 54TH AVE EAST
TACOMA WA 98424-2731

2S134DB02900
MILLER JOSEPH D & APODACA-MILLER
BETTY A
11150 SW TONQUIN LOOP
SHERWOOD OR 97140-9540

2S123BD00800
MERLO STATION LLC BY JOHN R
BENTLEY
PO BOX 2775
TUALATIN OR 97062-2775

2S127DD04600
MILLMAN MICHAEL
21660 SW 109TH TER
TUALATIN OR 97062-6013

2S134DB02801
MINER RHONDA L & CHRISTOPHER S
23160 SW 112TH AVE
SHERWOOD OR 97140-9505

2S121B001100
MORRIS DARLENE D
PO BOX 211
SHERWOOD OR 97140-0211

2S123BC00300
MJMARK LLC & MARK PROPERTIES LTD
PTNRSHP
111 SW COLUMBIA STE 1380
PORTLAND OR 97201-5845

2S127DC02500
MOLAU MARK & ELENA
21788 SW FULLER DR
TUALATIN OR 97062-6059

2S134DB00400
MOLEN JON A & MAE V
11365 SW NOOTKA ST
SHERWOOD OR 97140-9543

2S134DC00100
MONEGO FAMILY TRUST BY A JOSEPH
& CHERYL MONEGO TRS
11190 SW TONQUIN PL
SHERWOOD OR 97140-9664

2S127DD12500
MOODY FAMILY TRUST BY
LEROY/PRISCILLA MOODY TRS
21846 SW 106TH AVE
TUALATIN OR 97062-7379

2S134AC07800
MOORE RYAN M & MOORE NICHOLA
11173 SW BROWN ST
TUALATIN OR 97062-8371

2S134AA11600
MORELLI LEONARD R REV LIV TRUST
BY LEONARD R MORELLI TR
10992 SW NELSON ST
TUALATIN OR 97062-8157

2S122AD00800,00700,00600
MORGAN WILLIAM R & JANICE E
4500 SW ADVANCE RD
WILSONVILLE OR 97070-7753

2S134DB01300
MORRIS MELVIN H & DIANE M REV L
12100 AGATE RD
EAGLE POINT OR 97524-6556

2S134AB01000
MORRIS RANDY R & JANET L
PO BOX 1186
TUALATIN OR 97062-1186

2S134AC09300
MORRISON CLEMON & CYNTHIA
11168 SW BROWN ST
TUALATIN OR 97062-8371

2S134C000601-603,604,605,901,1000,10001
MORSE BROS INC
32260 OLD HWY 34
TANGENT OR 97389-9770

3S103AB00400/3S103B00101,00202
MORSE BROS INC
32260 OLD HWY 34
TANGENT OR 97389-9770

2S134AC08200
MORSE RODNEY TERESA
11075 SW BROWN ST
TUALATIN OR 97062-8369

2S134AD13700
MORTENSEN DOUGLAS L &
MORTENSEN GRETCHEN S
10806 SW BROWN ST
TUALATIN OR 97062-8368

2S134AA13300
MORTENSEN JAMES & PATRICIA
22017 SW FULLER DR
TUALATIN OR 97062-6063

2S121DB90004,90003,90011-90014
MS & K ENTERPRISES LLC
PO BOX 504
TUALATIN OR 97062-0504

2S121DB90012
MS&K ENTERPRISES LLC
PO BOX 504
TUALATIN OR 97062-0504

2S134AC06500
MULLER JASON & DAWNETTE
22781 SW COWLITZ DR
TUALATIN OR 97062-8364

2S121DB90001-90010
MURPHY KENNETH E
19450 SW CIPOLE RD #107
TUALATIN OR 97062-7111

2S127DD07500
MURTHY LIVING TRUST BY ASHOK
MURTHY/BANANI MURTHY
10765 SW WILLOW ST
TUALATIN OR 97062-8056

2S127AA90003
NATAL PROPERTIES LLC
10820 SW TUALATIN-SHERWOOD RD
TUALATIN OR 97062-7575

2S127C000100
NEMARNIK FAMILY PROPERTIES LLC
201 NE 2ND AVE
PORTLAND OR 97232-3289

2S127BD01200,01800
NICOL GORHAM & ROBIN
3891 CALAROGA DR
WEST LINN OR 97068-1071

2S134AA10400
NIELSEN CHAD R & NIELSEN SHAUNA B
22290 SW 110TH PL
TUALATIN OR 97062-8158

2S134DC00602
NIXON RICHARD E & TRACY L
11200 SW TONQUIN RD
SHERWOOD OR 97140-9548

2S123DA00600,00700
NORTHLAND ENTERPRISES LLC
19460 SW 89TH AVE
TUALATIN OR 97062-8537

2S124AA05500/2S123CB00200
NORTHWEST NATURAL GAS CO
220 NW SECOND AVE
PORTLAND OR 97209-3942

2S134AC03800
NOVAK TERRY J & JANICE B
11174 SW ONEIDA ST
TUALATIN OR 97062-8359

2S134DC00401
OAKES LARRY M
11220 SW TONQUIN RD
SHERWOOD OR 97140-9548

2S134AB02400
O'DEE MICHAEL F & ITSEL M
11184 SW GRAM ST
TUALATIN OR 97062-8176

2S122DD00300
NDS INVESTMENT
PO BOX 68
TUALATIN OR 97062-0068

2S134DB00900,1200,1800,2200,2300
NEUFELD JEAN LENORE MARSH
PMB 317
78365 HIGHWAY 111
LA QUINTA CA 92253-2071

2S134AB01900
NIGHBERT JEFFERY S & GAIL S
22168 SW 111TH AVE
TUALATIN OR 97062-8162

2S134AC01400
NORRIS SUSAN G
22539 SW 112TH AVE
TUALATIN OR 97062-8358

2S113DD01100
NORTHWEST NATURAL GAS
7050 SW MCEWAN
LAKE OSWEGO OR 97034

2S113DD00900,1000,1200,1600,1700
NORTHWEST NATURAL GAS CO
220 NW SECOND AVE
PORTLAND OR 97209-3942

2S122AA00500/2S122AB00100,00200
NOVELLUS SYSTEMS INC
4000 NORTH 1ST ST
SAN JOSE CA 95134-1568

2S134AA13700
NUNAN TREVOR & JUDITH
11024 SW KOLLER ST
TUALATIN OR 97062-8179

2S121DA00600
O-B PROPERTIES
19355 SW 125TH CT
TUALATIN OR 97062-8026

2S134DB01600
OGLESBY DEBRA KAY ET AL
770 AVENUE S
SEASIDE OR 97138-7510

2S127AA02100
MUTUAL MATERIALS CO
PO BOX 2009
BELLEVUE WA 98009-2009

2S134AC02900
NELSON MATTHEW A
11037 SW PATWIN CT
TUALATIN OR 97062-8361

2S121DB00200
NICOLI PACIFIC LLC
19600 SW CIPOLE RD
TUALATIN OR 97062-6944

2S123CB00401
NISBET THOMAS J & NISBET THERESA E
15896 SE 82ND DR
CLACKAMAS OR 97015-8576

2S122C002600
NORSTAR BUSINESS CENTER WEST #2
LLC BY KIERSEY & MCMILLAN
PO BOX 1696
BEAVERTON OR 97075-1696

2S121DA00101
NORTHWEST INVESTMENT
18346 MONTPERE WAY
SARATOGA CA 95070-4744

2S122C000502
NORTHWEST SPRING &
MANUFACTURING INC
11973 SW HERMAN RD
TUALATIN OR 97062-8082

2S127DD03500
NUSZBAUM JERRY & PATRICIA
14721 SE 82ND DR
CLACKAMAS OR 97015-8687

2S127DD01400
OBERG THOMAS H & ROEANN
21960 SW 109TH TER
TUALATIN OR 97062-6040

2S123BC00800
OLAZABA ENTERPRISES INC BY CAL
WELD
4308 SOLAR WAY
FREMONT CA 94538-6335

2S134AD14300
OLSON JULIA
10882 SW BROWN ST
TUALATIN OR 97062-8368

2S123BA70000
ONE HUNDREDTH COURT INDUSTRIAL
CONDO UNIT OWNERS
00000

2S127DD07700
O'NEIL SHELLY CRISSAN
10745 SW WILLOW ST
TUALATIN OR 97062-8056

2S127A000400
ORE-CAL COCA-COLA BOTTLING CO
PROPERTY TAX DEPT
1334 SOUTH CENTRAL AVE
LOS ANGELES CA 90021-2210

2S127C000800,000900
OREGON ASPHALTIC PAVING CO
PO BOX 4810
TUALATIN OR 97062-4810

2S1330000101/2S134B000700
OREGON ASPHALTIC PAVING CO
PO BOX 4810
TUALATIN OR 97062-4810

3S103A001300
OREGON DEPT OF CORRECTIONS BY
DEPT OF TRANSPORTATION
CONDEMNATION #C000384CV
355 CAPITAL ST NE
SALEM OR 97301-3870

3S103AB00500
OREGON DEPT OF CORRECTIONS BY
DEPT OF TRANSPORTATION RIGHT OF
WAY SECTION
355 CAPITOL STREET NE ROOM 420
SALEM OR 97301-3870

21E18BB02700
OREGON IRON & STEEL CO
NO MAILING ADDRESS
AVAILABLE

2S123BD01000
OREGON SANDBLASTING AND COATING
INC
PO BOX 1171
TUALATIN OR 97062-1171

2S127AA90012
ORETIN LLC
2750 SIGNAL PKWY
SIGNAL HILL CA 90755-2207

2S134AB04600
O'ROURKE FAMILY TRUST REV LIVING
BY CHARLES J & JULIE A O'ROURKE TRS
22040 SHANNON PL
WEST LINN OR 97068-2887

2S128D000100
ORR FAMILY FARM LLC THE
12900 SW TUALATIN-SHERWOOD RD
SHERWOOD OR 97140-9711

2S127DD04800
ORTIZ PAUL ERICH REVOC LT & ORTIZ
DENISE REVOC LT BY PAUL & DENISE
ORTIZ TRS
21740 SW 109TH TER
TUALATIN OR 97062-6009

2S134AC02200
OSBORNE GARY & SABRINA
11158 SW PATWIN CT
TUALATIN OR 97062-8365

2S134AA09900
OSBORNE JOHN M & ALICIA L
22212 SW 110TH PL
TUALATIN OR 97062-8158

2S134AB03000
OSTER CHARLTON TREVOR & JAMI
SUZANNE
22275 SW 11TH AVE
TUALATIN OR 97062

2S123DA01000
OSWEGO WEST LLC
15938 QUARRY RD STE B-6
LAKE OSWEGO OR 97035-3388

2S134AC03900
OTTERSON NANCY R
11162 SW ONEIDA ST
TUALATIN OR 97062-8359

2S123BC00700
OUR GANG LLC
33133 NE LESLEY RD
NEWBERG OR 97132-7463

2S123CA01200,01500-01800
2S123CB00100
PACIFIC FOODS OF OREGON INC
19480 SW 97TH AVE
TUALATIN OR 97062-8505

2S122D000600,700/2S123CB00102
PASCUZZI INVESTMENT LLC
10250 SW NORTH DAKOTA
TIGARD OR 97223-4237

2S122DC00150,00151
PACIFIC NW PROPERTIES LTD PTRSHP
6600 SW 105TH AVE #175
BEAVERTON OR 97008-8834

2S122DA00900
PACIFIC METAL COMPANY
10700 SW MANHASSET DR
TUALATIN OR 97062-8608

2S123DB00100
PACIFIC NW PROPERTIES LTD PTNSHP
PO BOX 2206
BEAVERTON OR 97075-2206

2S124B001000,001007,001008
PACIFIC REALTY ASSOCIATES ATTN: N
PIVEN
15350 SW SEQUOIA PKWY #300
PORTLAND OR 97224-7175

2S127A000200/2S127D000200,001600
PACIFIC REALTY ASSOCIATES LP
15350 SW SEQUOIA PKWY #300
PORTLAND OR 97224-7175

2S123BD00600
PACIFIC STATES INDUSTRIAL PARK
OWNERS OF ALL LOTS

2S123DB00600
PACIFIC WEST CONSTRUCTION INC
9360 SW TUALATIN-SHERWOOD RD
TUALATIN OR 97062-8582

2S134AD13600
PAGLINAWAN BRYAN C & COURTNEY G
10801 SW BROWN ST
TUALATIN OR 97062-8368

2S123BC01300,00100,01200
PARAMOUNT DEVELOPMENT LLC
5516 HAMILTON ST
PORTLAND OR 97221-2068

2S123CB01700
PARRISH-CHURCH LLC
PO BOX 2687
TUALATIN OR 97062-2687

2S122AD01200/2S127AA00500
PASCUZZI INVESTMENT LLC
10250 SW NORTH DAKOTA
TIGARD OR 97223-4237

2S127DD01300
PARK WOONG J & EUN SUK
21930 SW 109TH TER
TUALATIN OR 97062-6040

2S134AA10000
PATAROQUE BENITO & PAMELA
22218 SW 110TH PL
TUALATIN OR 97062-8158

31W04A 00904,00104
PATRICK LEE D & ANDREA LYNNE
12535 SW MORGAN RD
SHERWOOD OR 97140-8434

2S134AA05500
PATTERSON PATRICK STEPHEN & JANE JOANN
10854 SW KOLLER ST
TUALATIN OR 97062-8117

2S134AD07900
PATTISON JOSEPH W & PATTISON AMY N
22431 SW 109TH TER
TUALATIN OR 97062-8152

2S127DD02600
PATTISON WILLIAM H & MARY L
21875 SW FULLER DR
TUALATIN OR 97062-6034

2S134AA13000
PATTON CHARLES S & JENNIFER R
10917 SW KOLLER ST
TUALATIN OR 97062-8177

2S134AA09000
PAUL STEVE F & MAUREEN L
22293 SW 110TH PL
TUALATIN OR 97062-8158

2S134AD12700
PAULSON RYAN & TIFFANY
10903 SW BROWN ST
TUALATIN OR 97062-8370

2S122C001700
PAULSON SALLY LEE
PO BOX 1226
TURNER OR 97392-1226

2S134AA05400
PAYNE BRYCE M & HANNAH E
10901 SW KOLLER ST
TUALATIN OR 97062-8117

2S134AA11200
PAYTON GREGORY L/HEATHER L
10914 SW NELSON ST
TUALATIN OR 97062-8157

2S134AC01100
PEAKE BRETT & PEAKE LINDA
22493 SW 112TH AVE
TUALATIN OR 97062-8356

2S134AB05300
PEDERSEN ERIC D & ALYSSA D
11128 SW KOLLER ST
TUALATIN OR 97062-8355

2S127DD05600
PELLATZ JEFFREY E & JEANNE E
11000 SW BYROM TER
TUALATIN OR 97062-6030

2S127DD04000
PEREZ GREGORY S & RITA E
10965 SW BYRON TER
TUALATIN OR 97062-6010

2S121DD01200
PETER COTTONTAIL ENTERPRISES LLC
BY RICHARD K MARTIN
7265 SW DOGWOOD PL
PORTLAND OR 97225-1503

2S127DD05800
PETERSON HAROLD N & KREITZBERG DONNA C
11020 SW BYROM TER
TUALATIN OR 97062-6031

2S134AA10100
PETERSON SCOTT J & CATHERINE T
22226 SW 110TH PL
TUALATIN OR 97062-8158

2S127DC00200
PETRI SHAHROUZ & MESHKIN-PETRI ELHAM
18880 SW 84TH AVE #9
TUALATIN OR 97062-9412

2S1220000300
PHIGHT LLC
ONE BOWERMAN DR
BEAVERTON OR 97005

2S134AC05800
PHILLIPS WILLIAM RUSH
22639 SW COWLITZ DR
TUALATIN OR 97062-8363

2S134AB02200
PHIPPS DONALD M/REBECCA A
11118 SW GRAM ST
TUALATIN OR 97062-8176

2S127A000502
PIAZZA PROPERTIES LLC
PO BOX 156
TUALATIN OR 97062-0156

2S127A000501,000503,000504
PIAZZA STEPHEN P AND CANDICE S
4330 SW HOMESTEADER
WILSONVILLE OR 97070-9719

2S123DA02200
PIETKA PROPERTIES LLC BY KIERSEY &
MCMILLAN INC
PO BOX 1696
BEAVERTON OR 97075-1696

2S127DD04200
PITT ERIC S & JENNIFER L
10915 SW BYROM TER
TUALATIN OR 97062-6025

31W04A 00903
PLATT MARK S
1191 OAKLAND WAY
CORONA CA 92882-3011

2S127DD08600
PLATTER MATTHEW & DEANNE K
10740 SW WILLOW ST
TUALATIN OR 97062-8056

2S126B000121
PLUMBERS & STEAMFITTERS LOCAL
CLENDENIN PAUL/QUINN FRANK TRUSTEE
290 BUILDING ASSOCIATION AND
TUALATIN OR 97062

2S128A001900
PM MARSHALL CO
PO BOX 278
TUALATIN OR 97062-0278

2S127AB00100
PNWP LLC
6600 SW 105TH AVE, STE 175
BEAVERTON OR 97008-8834

2S134AA06600
POPMA MATTHEW J/JULIE E
11031 SW GRAM ST
TUALATIN OR 97062-8149

2S122C001100
PORTER DAVID J
PO BOX 1905
TUALATIN OR 97062-1905

2S127DD12200
PORTER MARIE E & PORTER DANIEL S
21882 SW 106TH AVE
TUALATIN OR 97062-7379

2S127A000401
PORTLAND GENERAL ELECTRIC
COMPANY
121 SW SALMON ST
PORTLAND OR 97204-2904

2S134AA06400
POTRUE RONALD J & SANDRA L
11054 SW GRAM ST
TUALATIN OR 97062-8149

2S123BD01100
POWDER TECH INC
PO BOX 3221
TUALATIN OR 97062-3221

2S127AB00850,00851
POWIN PACIFIC PROPERTIES LLC
6975 SW SANDBURG RD #326
TIGARD OR 97223-8088

2S127B000500/2S127BA00400
POWIN PACIFIC PROPERTIES LLC
6975 SW SANDBURG RD #326
TIGARD OR 97223-8088

2S123BA70004,70003
PRO LINES PROPERTIES LLC
19702 BELLEVUE WAY
WEST LINN OR 97068-2266

2S127DD01100
PRZYBILLA JOEL & NOELLE
21890 SW 109TH TER
TUALATIN OR 97062-6044

2S113DD01900
PUBLIC STORAGE INSTIT FUND III DEPT
PT OR 23413
PO BOX 25025
GLENDALE CA 91221-5025

2S127DD08200
PULSIPHER MATTHEW J & VICTORIA
21770 SW 106TH AVE
TUALATIN OR 97062-7353

2S123BC01600,01700
PWA PROPERTIES LLC
ATTN: GARY GINTER
7700 SECOND AVE S
SEATTLE WA 98108-4200

2S127DD04400
QIN ZUPING & DING FAMEI
21560 SW 109TH TER
TUALATIN OR 97062-6012

2S126BA00300
R M WADE AND CO
10025 SW ALLEN BLVD
BEAVERTON OR 97005-4124

2S126B000115
RADKE HAROLD D/MADELANE E
25645 SW LADD HILL RD
SHERWOOD OR 97140-5071

2S134AA12100
RADZIK JAN & MARGARET
10919 SW MARILYN ST
TUALATIN OR 97062-8167

2S134AC11100
RAMIREZ GUILLERMO JR & RAMIREZ
JEANINE ALGOSO
22836 SW COWLITZ DR
TUALATIN OR 97062-8386

2S134AB03100
RAMSAUR ERIK D
22293 SW 111TH AVE
TUALATIN OR 97062-8163

2S121DB90015
RAY & LAURA PAUL INVESTMENTS INC
c/o S & CI LLC
6141 SW ORCHID DR
PORTLAND OR 97219-4980

2S121DA00700
RBD PROPERTIES LLC
12475 SW HERMAN RD
TUALATIN OR 97062-8083

2S134AC07900
RHODES CRISTOPHER S & RHODES L GABRIELLE
11151 SW BROWN ST
TUALATIN OR 97062-8371

2S127DC00500
RICHMOND JANA K
21699 SW ASPEN PL
TUALATIN OR 97062-6061

2S134C000401
ROGERS CONSTRUCTION INC
PO BOX 4810
TUALATIN OR 97062-4810

2S127AA90001
ROOT JACK B & WILMA L REV FAMIL
11645 SW MILITARY LN
PORTLAND OR 97219-8432

2S134AB02000
RUIZ MIGUEL A & MARCELA A
22142 SW 111TH AVE
TUALATIN OR 97062-8162

2S134AA13200
RUSSELL WILLIAM T & LAURA A
22026 SW FULLER
TUALATIN OR 97062-6063

2S127C000900
SAFECO CREDIT CO INC BY ROGERS CONSTRUCTION INC
PO BOX 4810
TUALATIN OR 97062-4810

2S134AC11000
SCHMITZ JOHN & FIELD KARIN E
22858 SW COWLITZ DR
TUALATIN OR 97062-8386

2S134AD13100
RAY ROBERT F & MARSHA L
10871 SW BROWN ST
TUALATIN OR 97062-8368

2S134AA09300
RENNEY GERALD L & PATRICIA G
22257 SW 110TH PL
TUALATIN OR 97062-8158

2S122C001601
RICHARDS PROPERTY LLC
12250 SW MYSLONY RD
TUALATIN OR 97062-8041

2S127DC02000
RICKS NORMAN H TRUST
11039 SW PLUM CT
TUALATIN OR 97062-6062

2S121DD00300
ROGERS EQUIPMENT LEASING LLC
227 BELLEVUE WAY NE #78
BELLEVUE WA 98004-5721

2S121D000301
ROW-EN-DO LLC
17540 SW 63RD AVE
LAKE OSWEGO OR 97035-5210

2S134C000400
RUKKE LESLIE D
PO BOX 144
WILSONVILLE OR 97070-0144

2S127DD13000
RYERSON GREG C & DEENA A
10623 SW PONDEROSA LN
TUALATIN OR 97062-6361

2S127DC01900
SALE KATHLEEN A
11034 SW PLUM CT
TUALATIN OR 97062-6062

2S127AA00901
SCHWAN'S SALES ENTERPRISES INC
PO BOX 35
MARSHALL MN 56258-0035

2S121DC00700,00800,00801,00900
RAYBORN HOWARD L & KATHY L
19990 SW CIPOLE RD
TUALATIN OR 97062-6947

2S134AC08100
RETHERFORD KRISTIN L & HANSEN ALLAN L JR
11097 SW BROWN ST
TUALATIN OR 97062-8369

2S134AB05000
RICHMOND CASEY G C & KATE P
11184 SW KOLLER ST
TUALATIN OR 97062-8355

2S134AC10000
ROBINSON FAMILY TRUST BY STEVE D & CYNTHIA L ROBINSON TRS
22849 SW COWLITZ DR
TUALATIN OR 97062-8386

2S123BB00200
ROLLING FRITO-LAY SALES LP BY GEORGE MCELROY & ASSOC INC
3131 S VAUGHN WAY #301
AURORA CO 80014-3509

2S127DC01600
RUFF RON H
21702 SW FULLER DR
TUALATIN OR 97062-6058

2S127DD03000
RUSSELL GORDON F & LAURA A
11075 SW BYROM TER
TUALATIN OR 97062-6031

2S123DA00400/2S123DD02200,02300
S N H CORPORATION
ATTN: PUMILITE
PO BOX 5348
SALEM OR 97304-0348

2S134AB00300
SABIDO PETER D
11084 SW MARILYN ST
TUALATIN OR 97062-8153

2S123CD00300
SAPHIRE LLC
3745 PORTLAND RD
NEWBERG OR 97132-2079

2S127DD12600
SCOTT PHILLIP J & ELAINE
21832 SW 106TH AVE
TUALATIN OR 97062-7379

2S134AD14500
SEARLE DAVID M & ERIKA D
10910 SW BROWN ST
TUALATIN OR 97062-8370

2S134AB00200
SEARLE THEODORE C III & CASANDRA L
11060 SW MARILYN ST
TUALATIN OR 97062-8153

2S122DA00500
SEASONAL PRODUCTS LLC
4112 NW SANDPIPER DR
WOODLAND WA 98674-2229

2S113DA01300/2S113DD00100
SEELEY GRAHAM CO
17970 SW MCEWAN RD #D
PORTLAND OR 97224-7218

2S134AD13900
SCOTT GERALD R & KEMPER AUDREY R
10832 SW BROWN ST
TUALATIN OR 97062-8368

2S134AC01300
SEIB JOHNNY L
21695 SW HEDGES DR
TUALATIN OR 97062-8925

2S134AC04900
SEITZ MICHAEL M & DEBRA ELIZABE
2955 ALPINE WAY
LAGUNA BEACH CA 92651-2054

2S134AC03000
SENYO MARISHA & BRIAN J
11053 SW PATWIN CT
TUALATIN OR 97062-8361

2S127DD08900
SEYBOLD RON D
10770 SW WILLOW ST
TUALATIN OR 97062-8056

2S123BA70001,70002
SFP 100 LLC BY SPECHT PROPERTIES INC
15325 SW BEAVERTON CREEK CT
BEAVERTON OR 97006-5167

2S122AD00500
SFP LEVETON LLC
15325 SW BEAVERTON CREEK CT
BEAVERTON OR 97006-5167

2S134AC05100
SHAFIEE DAVID J & KIMBERLY
11185 SW ONEIDA ST
TUALATIN OR 97062-8359

2S127DD05900
SHELL DOUGLAS B & CHRISTINE A
11040 SW BYROM TERR
TUALATIN OR 97062-6031

2S127DD01900
SHERMAN FAMILY TRUST BY BRIAN L & LINDA M SHERMAN TRS
10950 SW EVANS CT
TUALATIN OR 97062-6042

2S128A000103
SHERWOOD SCHOOL DIST #88J
16956 SW MEINECKE RD
SHERWOOD OR 97140-9061

2S123BD00300
SHINDAIWA PROPERTIES LLC
ATTN: ACCOUNTS PAYABLE
400 OAKWOOD RD
LAKE ZURICH IL 60047-1561

2S134AB03200
SHIRES DONALD W & JERROLL D
22309 SW 111TH AVE
TUALATIN OR 97062-8164

2S127DD05000
SHOCKLOSS WAYNE D & MARIE L
21785 SW 109TH TERR
TUALATIN OR 97062-6044

2S134AC11500
SIDES MATTHEW & HANNAH
22867 SW 112TH AVE
TUALATIN OR 97062-8388

2S122C000801
SILVEY LLC
P O BOX 205
TUALATIN OR 97062-0205

2S127DD06900
SIMMONS DAVID V & SIMMONS MICHELLE M
21875 SW 109TH TER
TUALATIN OR 97062-6044

2S134AD07100
SIMON MICHAEL C & JODI
11027 SW ONEIDA ST
TUALATIN OR 97062-8155

2S127DD08400
SIMS STEVEN J
10720 SW WILLOW ST
TUALATIN OR 97062-8034

3S103B000302
SINGER JAMES KARL & DONNA RAE
PO BOX 1413
SHERWOOD OR 97140-1413

2S134AC07600
SKINNER THEODORE R & DAWN M
11195 SW BROWN ST
TUALATIN OR 97062-8371

2S127A000402
SKYLINE PROPERTIES LLC
PO BOX 130
TUALATIN OR 97062-0130

2S121A003200
SKYPORT PROPS OF OREGON LLC
PO BOX 2775
TUALATIN OR 97062-2775

2S134DB00201
SLENES CHAD J & SHANNON C
11125 SW TONQUIN LOOP
SHERWOOD OR 97140-9540

2S134AC10200
SLOMSKI DENNIS J & BAJDEK BRENDA J
22883 SW COWLITZ DR
TUALATIN OR 97062-8386

2S134AD07000
SMAK NANCY S & RICE JAMES M JR
11032 SW ONEIDA ST
TUALATIN OR 97062-8155

2S134AD13200
SMARGIASSI EUGENE & MICHELLE DENISE
10849 SW BROWN ST
TUALATIN OR 97062-8368

31W04A 00902
SMITH FRED J
12551 SW MORGAN RD
SHERWOOD OR 97140-8434

2S127DD11800
SMITH GLENN R & TERRI L
10672 SW PONDEROSA LN
TUALATIN OR 97062-6361

2S134AC08500
SMITH STANLEY O & WRIGHT JANE G
11031 SW BROWN ST
TUALATIN OR 97062-8369

2S134AC02800
SOWERS JAMES R
11009 SW PATWIN CT
TUALATIN OR 97062-8361

2S134AD08200
SPARKS JOHN E & LUCINDA
10970 SW MARILYN ST
TUALATIN OR 97062-8167

2S134AD07800
SPARKS SCOTT & SPARKS KAREN
22453 SW 109TH TER
TUALATIN OR 97062-8152

2S121A002300
SPEIGHT LARRY G/MARGARET I TRS c/o
VOSS ANDREW J & ERICA B
18230 SW PACIFIC HWY
TUALATIN OR 97062-6964

2S134AC03600
SPRINGER HENRY G & ELISSA K
22556 SW 112TH AVE
TUALATIN OR 97062-8358

2S134AB02100
ST GEORGE RAMONA R & SUING ERIC P
11104 SW GRAM ST
TUALATIN OR 97062-8176

2S134AC10300
STADICK ERIN
22897 SW COWLITZ DR
TUALATIN OR 97062-8386

2S134AC06300
STAHLBERG BILL & JENNIFER L
22747 SW COWLITZ DR
TUALATIN OR 97062-8364

2S123CD00700
STANTON STRUCTURES INC BY
TUALATIN BUSINESS WEST
7410 SW OLESON RD PMB 136
PORTLAND OR 97223-7475

2S123CB01500
STAVIG FAMILY LIMITED PARTNERSHI
11695 SE 147TH AVE
HAPPY VALLEY OR 97086-5825

3S103B000203/2S134C000600
STEARNS ROBERT E & LINDA G c/o
MORSE BROS INC
32260 OLD HWY 34
TANGENT OR 97389-9770

2S134AB01700
STEED JOHN & RUTH E
22210 SW 111TH AVE
TUALATIN OR 97062-8163

2S123CD01200
STEIN TUALATIN LLC
13001 CLACKAMAS RIVER DR STE 200
OREGON CITY OR 97045-1294

2S127DD07100
STEINSEIFER LIVING TRUST
21815 SW 109TH TER
TUALATIN OR 97062-6044

21E18BC00300,00301
STEPHEN BERREY TRUST
6305 SW ROSEWOOD ST STE D
LAKE OSWEGO OR 97035-5388

2S134AC00200
STEVENS PAGE N AND STEVENS DEBRA M CUSHMAN
PO BOX 3585
TUALATIN OR 97062-3585

2S127DD07800
STEWART MICKY J & CHERYL L
10735 SW WILLOW ST
TUALATIN OR 97062-8034

2S134AA06100
STREGE DOUGLAS & KATHERINE
10968 SW GRAM ST
TUALATIN OR 97062-8148

2S127DC01700
STUART JAMES W & HOLLY V
21726 SW FULLER DR
TUALATIN OR 97062-6058

2S127DD07300
STUBBS THOMAS D
10785 SW WILLOW ST
TUALATIN OR 97062-8056

3S103B000300
SUDUL DANIEL S
PO BOX 1338
SHERWOOD OR 97140-1338

2S124AB00700
SUMMIT PROPERTIES INC
5550 SW MACADAM BLVD #205
PORTLAND OR 97239-3745

2S123BA05001
SUPERIOR METAL FINISHING INC
18240 SW 100TH CT
TUALATIN OR 97062-9465

2S126B000116/2S127A000105
SURE POWER INC
PO BOX 4446
HOUSTON TX 77210-4446

2S123BB90000
TETON INDUSTRIAL CONDO OWNERS
OF ALL UNITS
00000

2S123CB01400/2S123CC00500
SW TETON PROPERTIES LLC BY
WILLIAM G BLACKLAW
19500 SW TETON AVE
TUALATIN OR 97062-8825

2S134AC06100
TATE KRISTEN & THURSTON KERI
LIVING TRUST
22695 SW COWLITZ DR
TUALATIN OR 97062-8363

2S127DD00900
TACLINDO CRISPIN JR & DONNA M
10850 SW NEIRMAN LN
TUALATIN OR 97062-6046

2S128A000300
TANNER JAMES G REVOC LIVING TRUST
5009 SE HILL RD
MILWAUKIE OR 97267-1704

2S123CB02000
TETON INDUSTRIAL PARK LLC ATTN:
WAEL CHAMSEDDINE
PO BOX 2510
TUALATIN OR 97062-2510

2S126B000106
TETON BUILDING LLC
25563 SW BAKER RD
SHERWOOD OR 97140-8407

2S123CB01800,0199
TETON PARK LLC
19602 DERBY CT
WEST LINN OR 97068-2207

2S123CC01400
TETON RB LLC
15825 NE EILERS RD
AURORA OR 97002-8508

2S123DA00800
TGOC LLC
19470 SW 89TH AVE
TUALATIN OR 97062-8537

2S134AB03400
THAXTON MARK & LISA ANNE
22345 SW 111TH AVE
TUALATIN OR 97062-8164

2S122C001900
THE WETLANDS CONSERVANCY INC
PO BOX 1195
TUALATIN OR 97062-1195

2S134AC09000
THOMAS CAROL D & RANDS JORDAN E
11080 SW BROWN ST
TUALATIN OR 97062-8369

2S127DD02800
THOMAS GILBERT WARD JR & PATRICIA
ANNE
21810 SW FULLER DR
TUALATIN OR 97062-6034

2S134DD00300
THOMPSON LEE H & MARION B FOUND
24130 SW GRAHAMS FERRY RD
SHERWOOD OR 97140-7218

2S134AA06700
THOMSON R KEVIN & TANA M
11003 SW GRAM ST
TUALATIN OR 97062-8149

2S127C000300,000400/2S127DC02700
2S134AB04200,04100,04300
TIGARD SAND & GRAVEL CO INC
PO BOX 4810
TUALATIN OR 97062-4810

2S134B000100,000200,000300,000400,000800
TIGARD SAND & GRAVEL CO INC
PO BOX 4810
TUALATIN OR 97062-4810

2S134AB02700
TRUONG HANH Q & FUNG ANGELA
22177 SW 111TH AVE
TUALATIN OR 97062-8162

2S121DA00400
TIGARD STREET INVESTMENTS LLC
PO BOX 2775
TUALATIN OR 97062-2775

2S126BA00100,102,401/2S121A2200
TIGARD-TUALATIN SCHOOL DIST #23J
6960 SW SANDBURG ST
TIGARD OR 97223-8039

2S134C000500
TIGARD SAND & GRAVEL CO INC
PO BOX 4810
TUALATIN OR 97062-4810

2S123CD00800
TINWOOD LLC
19749 SW CHAPMAN RD
SHERWOOD OR 97140-8606

2S121A003600
TLG INVESTMENTS LLC
17387 SW ROOSEVELT ST
SHERWOOD OR 97140-8965

2S127DD06400
TILLEMA MICHAEL S & TAMMY D
21880 SW FULLER DR
TUALATIN OR 97062-6034

2S134C000900
TONQUIN INDUSTRIAL LLC
PO BOX 3616
PORTLAND OR 97208-3616

2S123B000800/2S123BB00300
TOTE 'N' STOW INC
PO BOX 1447
PORTLAND OR 97207-1447

2S123BA70005,70006
TOLAR STREET PROPERTIES LLC
13455 SW 22ND ST
BEAVERTON OR 97008-5076

2S127A000303
TRI-COUNTY INDUSTRIAL PARKS #5 LLC
8320 NE HIGHWAY 99
VANCOUVER WA 98665-8819

31W04A 00100,00102
TRI COUNTY INVESTMENTS LLC
17933 NW EVERGREEN PKWY STE 300
BEAVERTON OR 97006-7660

2S123BC01400
TRUMBO INVESTMENTS LLC ATTN:
DAVID D TRUMBO
14365 SW 144TH AVE
TIGARD OR 97224-1416

2S127DD09000
TRUMBO SCOTT & TRUMBO NANCY
10780 SW WILLOW ST
TUALATIN OR 97062-8056

2S127D000105-000109,001500
TRI-COUNTY INDUSTRIAL PARKS #1 LLC
8320 NE HIGHWAY 99
VANCOUVER WA 98665-8819

2S134AA05700
TSUKAMAKI DONALD H
22112 SW 109TH TER
TUALATIN OR 97062-8118

2S1330000100,000800
TUAL VALLEY SPORTSMENS CLUB
7430 SW VARNS
TIGARD OR 97223-8277

2S127A000404
TRI-COUNTY METROPOLITAN
TRANSPORTATION DIST OF OREGON
ATTN: NICK STEWART
710 HOLLADAY ST
PORTLAND OR 97232-2168

2S123CD01300-01700
TUALATIN BUSINESS WEST OWNERS
LOT 1
7831 SE LAKE RD #200
PORTLAND OR 97267-2193

2S123CA00801
TUALATIN INDUSTRIAL PARK LLC
9673 SW TUALATIN SHERWOOD
TUALATIN OR 97062-8560

2S122DA90021,90041
TUALATIN INDUSTRIAL VENTURES LLC
BY INVESTMENT DEVELOPMENT
MANAGEMEN
1498 SE TECH CENTER PL STE 150
VANCOUVER WA 98683-5518

2S121DC01000
TUALATIN MINI STORAGE LLC
735 SE 20TH PL STE 200
PORTLAND OR 97205

2S122DA00700
TUALATIN PARTNERS LLC
150 NW 95TH AVE
PORTLAND OR 97229-6304

2S127BD00600,00700,00800,00900
TUALATIN SHERWOOD INVESTORS LLC
BY PANATTONI DEVELOPMENT LLC
1400 SW FIFTH AVE #810
PORTLAND OR 97201-5517

2S122CC00200
TUALATIN SLEEP PRODUCTS
PO BOX 605
TUALATIN OR 97062-0605

2S121A002600
TUALATIN STORAGE LLC
14855 SE 82ND DR
CLACKAMAS OR 97015-7624

2S123DB00300
TUALATIN VALLEY FIRE & RESCUE
20665 SW BLANTON ST
ALOHA OR 97007-1042

31W04A 00103/3S103B000201
TUALATIN VALLEY FIRE & RESCUE
11945 SW 70TH AVE
TIGARD OR 97223-9196

2S123CB02100,101,400,600,601,700,800,1600
WETLANDS CONSERVANCY THE
PO BOX 1195
TUALATIN OR 97062-1195

2S122C001500
TUALATIN YARDS LLC
19100 SW 51ST AVE
TUALATIN OR 97062-8737

2S122DA00600
TUALATIN/COON RAPIDS LLC
PO BOX 2399
KAILUA-KONA HI 96745-2399

2S113AD00200
TUALATIN-LAKE OSWEGO LLC
1919 NW 19TH AVE
PORTLAND OR 97209-1735

2S123CA90000
TUALATIN-SHERWOOD INDUSTRIAL
CONDO OWNERS ASSOC
00000

2S123CB01000
TWAIN DEVELOPMENT INC
4121 SW ARTHUR WAY
PORTLAND OR 97221-3201

2S123BC00200
TWO IN THE KEY LLC
21820 SW AEBISCHER RD
SHERWOOD OR 97140-8604

3S103AB00200
ULRICH KATHY R
c/o CRT LEASING LLC
PO BOX 208
MCMINNVILLE OR 97128-0208

2S134DC00601
UNDERDAHL AARON K & CINDY L
11060 SW TONQUIN RD
SHERWOOD OR 97140-9560

2S113DD01300
UNDERWOOD PHILIP D
630 NW WESTOVER TER
PORTLAND OR 97210-3134

2S123BC00900
U S POSTAL SERVICE
WESTERN FACILITIES SERV OFC
160 INVERNESS DR W #400
ENGLEWOOD CO 80112-5005

2S1330000900
U S DEPT OF THE INTERIOR FISH &
WILDLIFE SERVICE
911 NE 11TH AVE
PORTLAND OR 97232-4128

2S134C001101
VAN'S INVESTMENT LTD
804 MACINTOSH ST
COQUITLAM, BC CA V3J 4Z2

2S127DD08300
VERLOO STEVEN N & LAUREL A
21780 SW 106TH AVE
TUALATIN OR 97062

2S123CA00800
VITAS DOROTHY HELEN TRUSTEE &
VITAS JOHN K TRUSTEE
8320 NW REED DR
PORTLAND OR 97229-4111

2S134DB01400
WALDO RONALD M TRUST
10965 SW TONQUIN LOOP
SHERWOOD OR 97140-9535

2S134AC06800
WALKER TREVOR D & ROBIN R
22668 SW COWLITZ DR
TUALATIN OR 97062-8363

2S134AC02700
WAPPES PATRICIA A
11002 SW PATWIN CT
TUALATIN OR 97062-8361

2S123CB02100,101,400,600,601,700,800,1600
WETLANDS CONSERVANCY THE
PO BOX 1195
TUALATIN OR 97062-1195

2S123DC00300
WATUMULL PROPERTIES CORP
307 LEWERS ST #6FLR
HONOLULU HI 96815-2357

2S123CA00700
WENZEL GENE SCOTT & VICKI SANDRA
11520 SW GRABHORN RD
BEAVERTON OR 97007-9783

2S134AD06000
VALERO CRAIG A & PAULA M
22482 SW 109TH TER
TUALATIN OR 97062-8152

2S134AA13800
VANVALIN DONALD & TRICIA
11002 SW KOLLER ST
TUALATIN OR 97062-8179

2S122DD00400
VG PARTNERS LLC
8320 NW REED DR
PORTLAND OR 97229-4111

2S134AD07600
VOHLAND AARON D
10935 SW ONEIDA ST
TUALATIN OR 97062-8154

2S122D000501,00550,00551,00552
WALGRAEVE GARY & WALGRAEVE
RICKY
11345 SW HERMAN RD
TUALATIN OR 97062-8033

2S134AA13100
WALLACE RICHARD A JR & HEIDI A
22058 SW FULLER DR
TUALATIN OR 97062-6063

2S134AC07700
WARNER HOLLY A & WARNER KENT L
BY WADE RONALD G & TINA M
11187 SW BROWN ST
TUALATIN OR 97062-8371

2S122DA00200/2S123BD00900/2S122C001800
2S123CA00100/2S122DA00300
WETLANDS CONSERVANCY INC THE
PO BOX 1195
TUALATIN OR 97062-1195

2S134AC07401
WAY SHERRY & DUNN PAMELA ANN
22689 SW 112TH AVE
TUALATIN OR 97062-8357

2S123B000602
WEST FELICIANA PROPERTIES LLC BY
JANA'S CLASSICS INC
1 MILLINGTON RD
BELOIT WI 53511-9554

2S127AA01400
VALLEREUX LLC
11095 SW AVERY ST
TUALATIN OR 97062-8569

2S123DB00200
VERIZON NORTHWEST INC
PO BOX 152206
IRVING TX 75015-2206

2S134AA05800
VILLANUEVA MARIBEL & RAMON
22148 SW 109TH TER
TUALATIN OR 97062-8118

2S127B000300
WAGER EDWARD J
12075 SW TUALATIN-SHERWOOD RD
TUALATIN OR 97062-6829

2S134AA05200
WALKER KRISTINA V & MORGAN
MICHAEL J
10833 SW KOLLER ST
TUALATIN OR 97062-8117

2S134AC03200
WALTERS RYAN W & JENNIFER C
11125 SW PATWIN CT
TUALATIN OR 97062-8365

2S1220000500/2S122B000800,0100
2S127BA00700
WASHINGTON COUNTY
FACILITES MGMT
169 N FIRST AVE #42
HILLSBORO OR 97124-3001

2S123CC01000/2S123DC00900
WASHINGTON COUNTY
FACILITES MGMT
169 N FIRST AVE #42
HILLSBORO OR 97124-3001

2S134AD06600
WEBB CHRISTOPHER M & CARLA
10956 SW ONEIDA ST
TUALATIN OR 97062-8154

2S123CA00300
WETLANDS CONSERVANCY
PO BOX 1195
TUALATIN OR 97062-1195

2S123CC00400
WHEELER INVESTMENTS LLC BY
THOMAS C/SHARLENE WHEELER
2435 SW DAKOTA ST
PORTLAND OR 97239-1952

2S134AC04400
WILLIAMS RICHARD LLEWELLYN &
WILLIAMS SARAH SNYDER
11058 SW ONEIDA ST
TUALATIN OR 97062-8359

2S134AC05300
WILSON ANTHONY PATRICK & JULIE
LEANN
22436 SW 112TH AVE
TUALATIN OR 97062-8356

2S127DD05400
WINDHORN STEVEN JAMES
10920 SW BYROM TER
TUALATIN OR 97062-6010

2S134AD07400
WOLFE TOBY K & MARIE E
10967 SW ONEIDA ST
TUALATIN OR 97062-8154

2S134AC08300
WURGLER DANIEL G/CATHALYN C
11063 SW BROWN ST
TUALATIN OR 97062-8369

2S127DC01800
YOUNG GREGORY S & SHANNON E
11062 SW PLUM CT
TUALATIN OR 97062-6062

2S134AC05600
ZIMEL DEAN
22611 SW COWLITZ DR
TUALATIN OR 97062-8363

2S134AD07500
ZUCKERMAN HOWARD A & AMY R
10951 SW ONEIDA ST
TUALATIN OR 97062-8154

2S134AD07300
WHAPLES ANDREW S & WHAPLES
KRISTINE M
10989 SW ONEIDA ST
TUALATIN OR 97062-8154

2S134AA08800
WHITAKER BENJAMIN O & WHITAKER
MONICA A
22325 SW 110TH PL
TUALATIN OR 97062-8159

2S134AB04800
WILLIAMS SCOTT T & WILLIAMS SHELLY
11119 SW KOLLER ST
TUALATIN OR 97062-8355

2S134AA09200
WILSON CHARLENE & MALMSTROM
ROBERT W/FLORENCE L REV BY
ROBERT W MALMSTROM TRS
22275 SW 110TH PL
TUALATIN OR 97062-8158

2S134AA09700
WINTERS BRUCE A & LEEANN M
22209 SW 110TH PL
TUALATIN OR 97062-8158

2S134AC11600
WONG ELLEN M
22934 SW COWLITZ DR
TUALATIN OR 97062-8387

2S134AB05500
YANG MINGYONG & PAM YUZHEN
11086 SW KOLLER ST
TUALATIN OR 97062-8179

2S134AB01500
ZAFAR SHAZIA S & JONES WILLIAM
MICHAEL
22246 SW 111TH AVE
TUALATIN OR 97062-8163

2S127DD06200
ZIMEL JEFF & KAREN
21840 SW FULLER DR
TUALATIN OR 97062-6034

2S134AA14200
WHEELER BRADLEY T & PAMELA J
10928 SW KOLLER ST
TUALATIN OR 97062-8181

2S122C001501
WHS REALTY HOLDINGS LLC & KLS
REALTY HOLDINGS LLC
5366 WESTFIELD CT
LAKE OSWEGO OR 97035-6710

2S134AB06100
WILLIAMS TIMOTHY D & ROSENBALM
TRACY A
11131 SW GRAM ST
TUALATIN OR 97062-8176

2S127DC00900
WILTSEY MICHAEL R & CLINE JANICE S
21783 SW FULLER DR
TUALATIN OR 97062-6060

2S127DD02300
WISMER MICHAEL L & REBECCA R
10995 SW EVANS CT
TUALATIN OR 97062-6041

2S127DD06600
WORLD SAVINGS BANK
4101 WISMAN BLVD
SAN ANTONIO TX 78251-4200

2S127DC02400
YOST MARCO
21774 SW FULLER DR
TUALATIN OR 97062-6059

2S134AD06500
ZARETSKY MICHAEL A & SUSAN L
10942 SW ONEIDA ST
TUALATIN OR 97062-8154

2S134AC06700
ZIMMERMAN STEPHEN A &
MATHYS JACKIE L
22752 SW COWLITZ DR
TUALATIN OR 97062-8364

(GK) Community Development/ SWCP Stuff/Mailing List Southwest Concept Plan All 2.docx

NOTICE OF HEARING AND OPPORTUNITY TO COMMENT
CITY OF TUALATIN, OREGON

A public hearing will be held before the Tualatin City Council:

Monday, April 11, 2011
7:00 p.m.
Council Building
18880 SW Martinazzi Ave
Tualatin, OR 97062

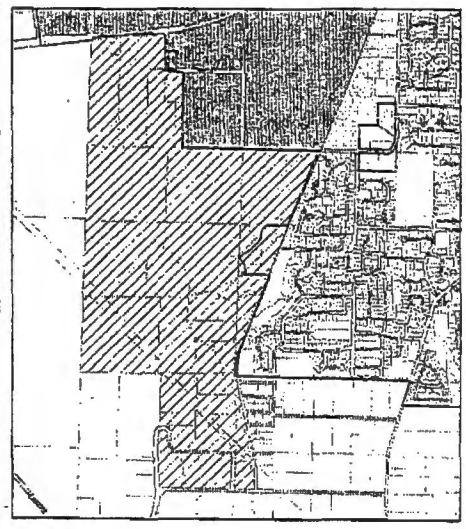
To consider:
Plan Map Amendment (PMA) 10-02 & Plan Text Amendment (PTA) 10-04, that would make effective the Southwest Tualatin Concept Plan (SW Concept Plan). The amendments establish both comprehensive plan policies and land development regulations. (PMA-10-02/PTA-10-04).

The property is located:
SW of Tualatin, south of SW Tualatin-Sherwood Road, and west of the Portland & Western rail line; refer to vicinity map. Largest parcel is Tax Lot 2S1 34B 000100.

To view the application materials visit **www.ci.tualatin.or.us/landusenotices**. You received this mailing because you own property within at least 1,000 feet (ft) of the site.

Before granting the proposed quasi-judicial amendment, the City Council must find that granting the amendment meets the criteria of Tualatin Development Code (TDC) 1.032.

PTA-10-04 amends TDC Chapters 1, 2, 4, 7, 9, 11–13, 14, 37, 73, & 75; adds a new Chapter 64 "Manufacturing Business Park (MBP) Planning District;" and amends associated figures and maps. PMA-10-02 amends the Community Plan Map (Map 9-1) to designate regionally significant industrial area (RSIA) as the MBP Planning District, which includes amending the planning district designation of an approximately 50-acre portion of the RSIA from Light Manufacturing (ML) to MBP.



All citizens are invited to attend and be heard upon the application. Failure to raise an issue at the hearing or in writing or to provide sufficient specificity to afford the Council an opportunity to respond to the issue precludes appeal to the Land Use Board of Appeals (LUBA).

Copies of the application, all documents and evidence relied upon by the applicant and applicable criteria are available for inspection at no cost

City of Tualatin
18880 SW Martinazzi Ave
Tualatin, OR 97062

and will be provided at reasonable cost. 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.

Individuals wishing to comment may do so in writing to the Planning Division prior to the hearing or present written or verbal testimony to the City Council at the hearing. Hearings begin with a staff presentation, followed by testimony by proponents, testimony by opponents, and rebuttal. The time of individual testimony may be limited.

To view the application materials visit www.ci.tualatin.or.us/landusenotices. This meeting and any materials being considered can be made accessible upon request. For additional information, contact Aquilla Hurd-Ravich, AICP, Acting Planning Manager, at 503-691-3028 or ahurd-ravich@ci.tualatin.or.us.

CITY OF TUALATIN, OREGON
By: Sherilyn Lombos
City Recorder

PLEASE PASS THIS NOTICE UNTO NEIGHBORS AND INTERESTED PARTIES.

PTA-10-04 and PMA-10-02: ANALYSIS AND FINDINGS

In order to establish a comprehensive plan and development regulations for that portion of the Southwest Tualatin Concept Plan (SWCP) area referred to at the "Southwest Tualatin Regionally Significant Industrial Area" (SWRSIA), Plan Text Amendment (PTA) 10-04 proposes amendments to Tualatin Development Code (TDC) Chapters 1, 2, 4, 7, 9, 11, 12, 13, 14, 37, 73, and 75, and adds a new Chapter 64 Manufacturing Business Park (MBP) Planning District. The companion Plan Map Amendment (PMA) 10-02 designates the SWRSIA with the City's planning district designations on Community Plan Map 9-1. The PTA and PMA are quasi-judicial processes. The eight (8) approval criteria of TDC 1.032 must be met if the proposed PTA and PMA are to be granted. Each criterion, A through H, is discussed below with respect to both PTA-10-04 and PMA-10-02.

A. Granting the amendment is in the public interest.

The public interest is for a comprehensive plan and development regulations to be established for the SWRSIA as proposed in PTA-10-04. Without the comprehensive plan and development regulations in place the area could not develop under the provisions of the Tualatin Development Code (TDC) to ensure compatibility with adjoining lands, implement transportation improvements, prescribe required infrastructure to serve the area and address environmental protection requirements. Further, the public interest is for planning districts to be applied to the SWRSIA as proposed in PMA-10-02. Statewide Planning Goal 2 requires all parcels in each city and county to be designated with a planning district. The proposed amendment will apply the Manufacturing Business Park (MBP) Planning District to the SWRSIA. The proposed amendments are in the public interest.

Criterion "A" is met.

B. The public interest is best protected by granting the amendment at this time.

Now is the time to establish comprehensive plan and development regulations for the SWRSIA, and to designate the area with planning districts. The City of Tualatin is the local entity with jurisdiction over land use activities in the area as it converts from a rural to an urban development pattern. Without the proposed PTA-10-04 and its companion PMA-10-02 it would be unknown what the permitted uses, transportation, sewer, water, storm drainage, environmental regulations, and architectural requirements would be for the area. If the City does not establish the comprehensive plan, and apply planning district designations and development regulations for the SWRSIA, property owners could apply to the City and request the type of designation or regulations they preferred without a comprehensive view of compatibility with surrounding properties within the City. The public interest is best protected by granting the amendments at this time.

Criterion "B" is met.

C. The proposed amendment is in conformity with the applicable objectives of the Tualatin Community Plan.

The applicable objectives of the Tualatin Community Plan, as contained in the Tualatin Development Code (TDC), have been considered, and are discussed below.

Chapter 4. Community Growth
Section 4.050. General Growth Objectives
(4) Provide a plan that will create an environment for the orderly and efficient transition from rural to urban land uses.

PTA-10-04, along with its companion PMA-10-02, establishes the comprehensive plan and applies planning district designations and development regulations that allow the transition from rural to urban land uses by applying the Manufacturing Business Park (MBP) Planning District to the SWRSIA. These provisions will provide compatibility and consistency with abutting planning district designations to the north, east and south, thereby meeting the objective.

(6) Arrange the various land uses so as to minimize land use conflicts and maximize the use of public facilities as growth occurs.

PTA-10-04 proposes comprehensive plan and development regulations that minimize land use conflicts by proposing a new Manufacturing Business Park (MBP) Planning District that is intended to provide an aesthetically attractive working environment with campus-like grounds, attractive buildings, ample employee parking and other amenities appropriate to an employee-oriented activity. The district also is intended to protect existing and future sites for such uses by maintaining large lot configurations, a cohesive planned-development design and limiting uses to those that are of a nature that will not conflict with other industrial uses or adjacent residential areas of the City. The companion PMA-10-02 establishes the specific planning designations in the SWRSIA. Coordinated design and development allows for maximized use of public facilities in the area. The objective is met.

(7) Prepare a balanced plan meeting, as closely as possible, the specific objectives and assumptions of each individual plan element.

Various plan elements were considered in the concept planning process to establish the comprehensive plan and apply planning district designations and development regulations in the SWRSIA. The proposed PTA-10-04 and accompanying PMA 10-02 appropriately balance all applicable plan objectives or policies, thereby meeting the objective.

(9) Prepare a plan providing a variety of living and working environments.

The proposed PTA-10-04, along with the companion PMA-10-02, assists in providing a variety of working environments in the new Manufacturing Business Park (MBP) Planning District, which meets the objective. No residential use or living environments are proposed in the SWRSIA.

(11) Coordinate development plans with regional, state, and federal agencies to assure consistency with statutes, rules, and standards concerning air, noise, water quality, and solid waste. Cooperate with the U.S. Fish and Wildlife service to minimize adverse impacts to the Tualatin River National wildlife Refuge from development in adjacent area of Tualatin.

Development of the Southwest Tualatin Concept Plan and PTA-10-04, as well as the companion PMA-10-02, was in conjunction with regional, state and federal agencies. The list of participating agencies that served on the Technical advisory Committee (TAC) is included in Attachment G. The objective is met.

(15) Arrange the various land uses in a manner that is energy efficient.

PTA-10-04, and the companion PMA-10-02, establishes a comprehensive plan and applies planning district designations and development regulations that promote energy efficiency by proposing a new Manufacturing Business Park (MBP) Planning District that is intended to provide an aesthetically attractive working environment with campus-like grounds, attractive buildings, and other amenities appropriate to an employee-oriented activity. All streets within the SWRSIA would have bike lanes and sidewalks, and there are several pedestrian trails proposed as well, which will contribute to energy efficiency. Inclusion of local serving commercial services in the MBP Commercial Services Overlay area north of SW Blake Street west of SW 120th Avenue is designed to reduce the number of local trips by employees to the downtown area of the City. Coordinated design and development allows for maximized use of public facilities in the area, thereby further increasing energy efficiency. The objective is met.

(16) Encourage energy conservation by arranging land uses in a manner compatible with public transportation objectives.

PTA-10-04 and the companion PMA-10-02, by including an area designated MBP Commercial Services Overlay in close proximity to SW Tualatin-Sherwood Road as well as SW Blake Street, are designed to take advantage of transit service in the event such service is provided by Tri-Met in the future. The objective is met.

(17) Maintain for as long a period as possible a physical separation of non-urban land around the City so as to maintain its physical and emotional identity within urban areas of the region.

The majority of the SWRSIA was added to the urban growth boundary (UGB) by Metro in 2002 and 2004 and designated Regionally Significant Industrial Area (RSIA). The only non-urban land adjacent to it is on the south and west. The proposed PTA-10-04 and companion PMA-10-02 maintain a physical separation with this adjacent non-urban land in the form of the proposed SW 124th Avenue as well as the transition from rural to urban provided by the Manufacturing Business Park (MBP) Planning District designation, thereby meeting the objective.

(18) Fully develop the industrial area located in Washington County west of the City only when adequate transportation facilities are available and the area has been annexed to the City and served with water and sewer services.

PTA-10-04, along with the companion PMA 10-02, continues the objective to fully develop industrial land in Washington County west of the City while identifying an adequate transportation system and public facilities to serve the area. The objective is met.

(20) Territories to be annexed shall be in the Metro Urban Growth Boundary.

All of the SWRSIA, which is the area affected by PTA-10-04 and the companion PMA-10-02, is within the Metro urban growth boundary (UGB). In addition, all of the SWRSIA has been added to Tualatin's Urban Planning Area. After adoption of PTA-10-04 and the companion PMA-10-02, the area will be available for annexation into the City. The objective is met.

Chapter 7. Manufacturing Planning Districts
Section 7.030. Objectives
(1) Encourage new industrial development.

The proposed PTA-10-04, and companion PMA 10-02, will designate approximately 431 gross acres in the SWRSIA with the Manufacturing Business Park (MBP) Planning District for future industrial development, thereby adding approximately 382 acres of industrial land to the City's inventory. One approximately 50-acre area already designated Light Manufacturing (ML) will be redesignated MBP as part of the proposed amendments. The objective is met.

(2) Provide increased local employment opportunity, moving from 12 percent local employment to 25 percent, while at the same time making the City, and in particular the Western Industrial District, a major regional employment center.

Although the SWRSIA is not located in the Western Industrial District, designation of approximately 431 gross acres of land with the MBP Planning District will increase local employment opportunity and assist in moving the City towards the local employment objective while enhancing the industrial land base of Tualatin. The objective is met.

(3) Improve the financial capability of the City, through an increase in the tax base and the use of creative financing tools.

PTA-10-04, along with the accompanying PMA 10-02, will provide the opportunity for future industrial development within the City. Future development will increase the revenue generated through taxes to support local government services. The objective is met.

(5) Cooperate with Washington County, Metro, and the State of Oregon to study the methods available for providing transportation, water and sewer services to the Western Industrial District.

Although the SWRSIA is not located in the Western Industrial District, the Southwest Tualatin Concept Plan was developed in coordination with the above referenced entities. The traffic,

water and sewer analysis supporting the comprehensive plan, planning district designations and development regulations for the SWRSIA indicates public infrastructure can be provided to support future development in the area, thereby meeting the objective.

(6) Fully develop the Western Industrial District, providing full transportation, sewer, and water services prior to or as development occurs.

PTA-10-04 proposes to change subsection (6) to read as follows:

(6) Fully develop the Western Industrial District and the Southwest Tualatin Concept Plan Area (SWCP), providing full transportation, sewer, and water services prior to or as development occurs.

PTA-10-04 establishes comprehensive plan and development regulations that further development of the SWRSIA. The companion PMA-10-02 establishes the planning district designations of this area. Provision of and funding for transportation and infrastructure needs are fully considered. The objective is met.

(7) Improve traffic access to the Western Industrial District from the Interstate 5 freeway through a new interchange at Norwood Road or a suitable and adequate alternative.

PTA-10-04 proposes to change subsection (7) to read as follows:

(7) Improve traffic access to the Western Industrial District and SWCP area from the Interstate 5 freeway and State Highway 99W through regional improvements identified in the 2035 Regional Transportation Plan.

Primary north-south access to and through the SWRSIA will be from an extended SW 124th Avenue south of SW Tualatin-Sherwood Road. Secondary access is planned via SW 115th and SW 120th Avenues. SW 124th Avenue is proposed to connect SW Tualatin-Sherwood Road with SW Tonquin Road and/or a future I-5 to 99W Connector at the south boundary of the SWRSIA, however the alignment of the road is uncertain at this time.

The 2035 Regional Transportation Plan (June 2010) recommends a "Three Arterial" concept between OR 99W and I-5 structured around a Northern, Central and Southern arterial providing east-west access and with an extension of SW 124th Avenue providing north-south connectivity. Numerous conditions must be addressed and significant issues resolved before the components of this concept may proceed to construction. More detailed planning is proceeding with a short-term phasing strategy (2008-2017) currently under way, and medium-term and longer-term phasing strategies proposed for 2018-2025 and 2026-2035 respectively. The objective is met.

(9) Construct a north/south major arterial street between Tualatin Road and Tualatin-Sherwood Road in the 124th Avenue alignment to serve the industrial area.

PTA-10-04 proposes to change subsection (9) to read as follows:

(9) Construct a north/south major arterial street between Tualatin-Sherwood Road and SW Tonquin Road in the 124th Avenue alignment to serve the industrial area.

Refer to the discussion under Objective (7) above.

(12) Protect residential, commercial, and sensitive industrial uses from the adverse environmental impacts of industrial use.

PTA-10-04 proposes comprehensive plan and development regulations that minimize land use conflicts by proposing a new Manufacturing Business Park Planning District (MBP) that is intended to provide an aesthetically attractive working environment with campus-like grounds, attractive buildings, ample employee parking and other amenities appropriate to an employee-oriented activity. The district also is intended to protect existing and future sites for such uses by maintaining large lot configurations, a cohesive planned-development design and limiting uses to those that are of a nature that will not conflict with other industrial uses or adjacent residential areas of the City. The companion PMA-10-02 establishes the specific planning designations. In addition, future industrial development in the MBP Planning District will be required to comply with the environmental regulations of TDC Chapter 63, which apply to all industrial planning districts adjacent to residential planning districts. The objective is met.

(13) Protect adjacent land uses from noise impacts by adopting industrial noise standards.

Proposed PTA-10-04, along with the companion PMA-10-02, ensures that regulations are in place to address noise impacts in two ways. First, future industrial development will be required to comply with the requirements of TDC Chapter 63 Manufacturing Planning Districts – Environmental Regulations, which apply to all industrial planning districts adjacent to residential planning districts and protect adjacent residential areas from the adverse effects of industrial development. In addition, the new TDC Chapter 64 – Manufacturing Business Park (MBP) Planning District includes requirements for sound barrier construction to reduce noise impacts on adjacent residential areas. The objective is met.

Section 7.040 Manufacturing Planning District Objectives
(4) Manufacturing Business Park Planning District (MBP).

PTA-10-04 adds subsection (4) that describes the purpose of the new TDC Chapter 64 – Manufacturing Business Park Planning District (MBP) comprehensive plan and development regulations, which will be applied to the SWRSIA area. The companion PMA-10-02 establishes the specific planning designations. Refer to Attachment D for the proposed text amendment language.

Chapter 9. Plan Map
Section 9.041 Area 11 Koch Industrial Area.
(2) The need for sensitive treatment of the natural features of the southern area, coupled with its immediate proximity without buffering to residential areas, leads to use of the Light Manufacturing (ML) Planning District.

PTA-10-04 proposes to change subsection (2) to read as follows:

(2) In April 2011, the industrial land located south of SW Blake Street was removed from the Area 11 Koch Industrial Area and added to the Area 15 Southwest Manufacturing Business Park Area in accordance with the Southwest Concept Plan accepted in October 2010.

As part of PTA-10-04 and the companion PMA 10-02, the approximately 50-acre area of the SWRSIA area currently designated Light Manufacturing (ML) on Community Plan Map 9-1 is proposed to be re-designated Manufacturing Business Park (MBP). This area contains a substantial amount of mature trees that provide a buffer between industrial uses in the SWRSIA and residential uses to the east. During the concept planning process residents expressed a desire to preserve this tree buffer. As a result, the Southwest Tualatin Concept Plan proposes a tree buffer and trail in this area, which is currently located in the City's Natural Resource Protection Overlay (NRPO). PTA-10-04 and the companion PMA-10-02 propose changing the existing ML Planning District designation to MBP consistent with the rest of the SWRSIA to create a cohesive area suitable to campus industrial development while preserving the treed buffers between the MBP and residential uses to the east. The objective is met.

Section 9.045 Area 15 Southwest Industrial Planning Area.

PTA-10-04 adds section 9.045, which describes the boundaries of the SWRSIA. The companion PMA-10-02 establishes the specific planning designations within the area and on Community Plan Map 9-1. Refer to Attachment D for the proposed text amendment language.

Chapter 11. Transportation
Section 11.610. Transportation Goals and Objectives
(2) Goal 1: Mobility
Provide a transportation system that serves the travel needs of Tualatin residents, businesses, and visitors.
Objectives

(a) Provide an interconnected system of streets, pedestrian and bicycle facilities, and other forms of transportation, which will link the community; minimize travel distances and vehicle-miles traveled; and safely, efficiently, and economically move motor vehicles, pedestrians, bicyclists, transit vehicles, trucks, and trains to and through the area when it is fully urbanized.

PTA-10-04 and the companion PMA-10-02 identify the transportation system, including streets, pedestrian and bicycle facilities, and other forms of transportation, for the SWRSIA that links to the existing system serving the City. The objective is met.

(e) For Plan Map and Text Amendments adopt a Level of Service standard F for the p.m. peak hour and E for the one-half hour before and after the p.m. peak hour for the Town Center 2040 Design Type (TDC Map 9-4), and E/E for the rest of the 2040 Design Types. For development applications, including, but not limited to

subdivisions and architectural reviews, a LOS of at least D and E are encouraged for signalized and unsignalized intersections, respectively.

The traffic analysis completed for the Southwest Tualatin Concept Plan found that all intersections would meet City of Tualatin standards (Level of Service D or better for signalized intersections) and, further, that intersections along SW Tualatin-Sherwood Road, which would also be Washington County intersections, would meet the County's signalized intersection standard of a volume to capacity ratio of 0.99 or less (Southwest Tualatin Concept Plan 2010 Update; October 11, 2010). The objective is met.

(3) Goal 2: Livability
Provide a transportation system that balances user needs with the community's desire to remain a pleasant, economically vital city.

Objectives

(a) Provide a transportation system that is adequate to handle the truck, transit, and automobile traffic in such a way to encourage industrial development, the preservation of existing residential neighborhoods, the minimization of industrial traffic and congestion in the Town Center area, and the successful implementation of the City's economic development goals.

PTA-10-04 and the companion PMA-10-02 identify the transportation system, including streets, pedestrian and bicycle facilities, and other forms of transportation, for the SWRSIA that is adequate to handle truck and automobile traffic as the area develops in the future in such a way to encourage industrial development while preserving existing residential neighborhoods to the east, minimizing industrial traffic and congestion in the Town Center area, and successfully implementing the City's economic development goals. The objective is met.

(b) Minimize the adverse social, economic and environmental impacts created by the transportation system, including balancing the need for street connectivity with the need to minimize neighborhood cut-through traffic.

PTA-10-04, along with the accompanying PMA-10-02, identify a transportation system, including streets, pedestrian and bicycle facilities, and other forms of transportation, for the SWRSIA that links to the existing system serving the City while minimizing adverse social, economic and environmental impacts. For example, rather than completing a connection of SW Blake Street through the residential area to the east of the SWRSIA, which would have provided east-west connectivity for automobile traffic, the proposed amendment instead provides a cul-de-sac bulb on SW Blake Street west of the Tri-County Industrial Park to minimize cut-through traffic in the residential neighborhood. The objective is met.

(4) Goal 3: Coordination
Maintain a transportation system plan that is consistent with the goals and objectives of the community, the region, and the state.

Objectives

(a) Provide a City transportation system that is consistent with other elements and objectives of the Tualatin Community Plan.

The applicable objectives of the Tualatin Community Plan, as contained in the Tualatin Development Code (TDC), were considered in development of the transportation system within the SWRSIA, and are reviewed and balanced in PTA-10-04 and the companion PMA-10-02. The objective is met.

(b) Coordinate planning of the City transportation system with the Regional Transportation Plan prepared by the Metro, working toward a plan that is consistent with the RTP.

The traffic analysis completed for the Southwest Tualatin Concept Plan reviewed the 2035 Regional Transportation Plan (RTP) prepared by Metro with direct input from Metro on the transportation elements to support the proposed PTA-10-04 and companion PMA-10-02. The employment levels estimated by Metro in the 2035 RTP are higher than what is estimated to occur in the SWRSIA; therefore, the improvements identified in the 2035 RTP would be expected to accommodate estimated growth in the area. The proposed changes to Tualatin's Transportation System Plan (TSP) are consistent with the 2035 RTP and meet the objective.

(c) Work with Metro, ODOT, Tri-Met, Washington County, Clackamas County, and other surrounding organizations/jurisdictions to resolve regional and statewide transportation issues that impact Tualatin, including developing one or more arterial routes connecting I-5 and Highway 99W south of Highway 217, ensuring adequate capacity on the freeway system, and improving access to and the capacity of I-5 interchanges between Highway 217 and the North Wilsonville Interchange.

Development of the Southwest Tualatin Concept Plan was in cooperation with Metro, ODOT, Tri-Met, Washington County, and other surrounding organizations and jurisdictions to resolve regional and statewide transportation issues that impact Tualatin. Of particular import with respect to the SWRSIA are connections between I-5 and Highway 99W for freight traffic and industrial users. The list of participating agencies that served on the Technical advisory Committee (TAC) is included in Attachment G.

Primary north-south access to and through the SWRSIA will be from an extended SW 124th Avenue south of SW Tualatin-Sherwood Road. Secondary access is planned via SW 115th and SW 120th Avenues. SW 124th Avenue is proposed to connect SW Tualatin-Sherwood Road with SW Tonquin Road and/or a future I-5 to 99W Connector at the south boundary of the SWRSIA, however the alignment of the road is uncertain at this time.

The 2035 Regional Transportation Plan (June 2010) recommends a "Three Arterial" concept between OR 99W and I-5 structured around a Northern, Central and Southern arterial providing east-west access and with an extension of SW 124th Avenue providing north-south connectivity to address adequate capacity on the freeway system. Numerous conditions must be addressed and significant issues resolved before the components of

this concept may proceed to construction. More detailed planning is proceeding with a short-term phasing strategy (2008-2017) currently under way, and medium-term and longer-term phasing strategies proposed for 2018-2025 and 2026-2035 respectively. The objective is met.

(5) Goal 4: Public Transportation
Improve public transportation service both within Tualatin and to the surrounding area, to reduce reliance on the private automobile.

Objectives
(b) Working through Tri-Met, develop transit systems and stations, park and ride systems, and related facilities in convenient and appropriate locations that adequately and efficiently serve the residential and employment populations.

Development of the Southwest Tualatin Concept Plan included communication with TriMet, however, there are no public transit systems or stations, park and ride systems, or other related facilities currently in the SWRSIA and none proposed in the foreseeable future. PTA-10-04 and the companion PMA-10-02, by including an area designated MBP Commercial Services Overlay in close proximity to SW Tualatin-Sherwood Road as well as SW Blake Street, are designed to take advantage of transit service in the event such service is provided by Tri-Met in the future. The objective is met.

(6) Goal 5: Pedestrian and Bicycle Facilities
Provide for an interconnected system of pedestrian and bicycle facilities throughout Tualatin to serve short-distance and recreational trips.

Objectives
(a) Provide sidewalks on both sides of all fully developed streets within the City, except where it would be unsafe to do so.

All streets within the SWRSIA, as proposed in PTA-10-04 and the companion PMA-10-02, will have bike lanes, sidewalks, landscaping and lighting. The objective is met.

(b) Develop safe and convenient pedestrian and bicycle systems that link all land uses, provide connections to transit facilities, and provide access to publicly-owned land intended for general public use.

PTA-10-04 and the companion PMA-10-02 identify the transportation system, including streets, pedestrian and bicycle facilities, and other forms of transportation, for the SWRSIA that links to the existing system serving the City. The objective is met.

(c) Maintain and update official map showing existing and future street rights-of-way with bicycle lanes and bikeways.

PTA-10-04, along with the accompanying PMA-10-02, has detailed maps addressing transportation for the area and where future streets and rights-of-way will be located. This meets the objective.

(8) Goal 7: Environment
Provide a transportation system that protects the environment of the community and region.

Objectives

(a) Provide a transportation system, which encourages energy conservation, in terms of efficiency of the road network and in the standards developed for street improvements.

PTA-10-04, and the companion PMA-10-02, establishes a comprehensive plan and applies planning district designations and development regulations that promote energy efficiency and conservation by proposing that all streets within the SWRSIA have bike lanes and sidewalks, and by including several pedestrian trails. Inclusion of local serving commercial services in the MBP Commercial Services Overlay area north of SW Blake Street west of SW 120th Avenue is designed to reduce the number of local trips by employees to the downtown area of the City. Coordinated design and development allows for maximized use of public facilities in the area, thereby further increasing energy efficiency and conservation. The objective is met.

(c) Encourage use of the existing transportation facilities by increasing use of alternative modes of transportation and encourage development that decreases reliance on the automobile.

PTA-10-04 and the companion PMA-10-02 identify the transportation system, including streets, pedestrian and bicycle facilities, and other forms of transportation, for the SWRSIA that links to the existing system serving the City. Necessary improvements to mitigate the impacts of planned future development are identified. In addition, bike lanes, sidewalks and pedestrian trails will be provided in the Concept Plan area to accommodate and encourage use of alternative modes of transportation. The objective is met.

(d) Balance transportation improvements with the need to protect natural resources.

PTA-10-04 and the companion PMA-10-02 have considered the environment in development of the transportation system within the SWRSIA. Impacts have been minimized where feasible. The objective is met.

(9) Goal 8: System Preservation
Ensure that development does not preclude the construction of identified future transportation improvements, and ensure that development mitigates the transportation impacts it generates.

Objectives

(b) Preserve adequate right-of-way for an arterial street connecting Tualatin-Sherwood Road and Highway 99W in the western portion of the Industrial area at the general 124th Avenue alignment.

Primary access to the SWRSIA will be from an extended SW 124th Avenue south of SW Tualatin-Sherwood Road. Secondary access is planned via SW 115th and SW 120th Avenues. SW 124th Avenue is proposed to connect SW Tualatin-Sherwood Road with SW Tonquin Road and/or a future I-5 to 99W Connector at the south end of the SWRSIA. The objective is met.

(c) Require developers to aid in the development of the transportation system by dedicating or reserving needed rights-of-way, and by constructing half or full street improvements needed to serve new development and to mitigate the impacts of new development.

PTA-10-04 and the companion PMA-10-02 identify transportation improvements needed to support development in the SWRSIA. The SWCP assumes that the new SW 124th Avenue extension will be funded through a variety of means including local sources, Washington County and the Metro Regional Transportation Improvement Plan. Other roads and utilities will likely be funded by local resources, including City and private developer contributions. Developers will be responsible for providing local streets and utility connections to trunk line systems. Assumptions are that the best configuration of development in the SWRSIA would be determined by market opportunities and constraints at the time of development, allowed uses, and other TDC requirements. This meets the objective.

(d) Require developers to mitigate the impacts of development on the transportation system by constructing off-street pedestrian, bicycle and transit facilities.

PTA-10-04 and the companion PMA-10-02 identify transportation improvements needed to support development in the SWRSIA. All streets within the area will have bike lanes and sidewalks, and developers will be responsible for providing local streets and utility connections to trunk line systems. The objective is met.

(e) Establish local street plans for contiguous vacant and re-developable areas of five acres or more planned or zoned for development that identify local street access points to the collector and arterial street system, and local street connections to adjacent development.

PTA-10-04, along with the accompanying PMA-10-02, identify a transportation system, including streets, pedestrian and bicycle facilities, and other forms of transportation, for the SWRSIA that links to the existing system serving the City and provides local street connections to adjacent development. This meets the objective.

(10) Goal 9: Capacity
Provide a transportation system that has sufficient capacity to serve user needs.
Objectives

(a) Establish an arterial street system which will attract and effectively accommodate all —through" trips to relieve residential collectors and local streets from heavy and hazardous traffic burdens.

PTA-10-04 and the companion PMA-10-02 identify the transportation system, including streets, pedestrian and bicycle facilities, and other forms of transportation, for the SWRSIA that is adequate to handle truck and automobiles traffic as the area develops in the future in such a way to encourage industrial development while preserving existing residential neighborhoods to the east and minimizing industrial traffic and congestion in the Town Center area. By linking to the existing transportation system serving the City, the transportation system in the SWRSIA effectively accommodates —through" trips, thus relieving residential, collectors and local streets from heavy and hazardous traffic burdens. It should be noted that, in response to resident's concerns about truck traffic from the SWRSIA in neighborhoods, the initial plan to make SW Blake Street an east-west through street was changed; instead a cul-de-sac is planned at the east end of SW Blake Street to prevent traffic from the SWRSIA from traveling through the residential neighborhood. The objective is met.

(d) Maintain and update the City's access management standards in the Tualatin Development Code to preserve the safe and efficient operation of the City's roadways, consistent with their functional classification.

PTA-10-04 and the companion PMA-10-02 identify the transportation system for the SWRSIA, which considers access management standards in the location and classification of proposed streets. For example, no access will be taken directly from SW Tualatin-Sherwood Road except at existing access points at SW 115th and SW 120th Avenues and from an extended SW 124th Avenue south of SW Tualatin-Sherwood Road. In addition, SW 124th Avenue is proposed to connect SW Tualatin-Sherwood Road with SW Tonquin Road and/or a future I-5 to 99W Connector in the southern part of the area and will have limited access at SW Blake Street and one other location midway between SW Blake Street and SW Tonquin Road. These access limitations are consistent with Washington County standards, which do not allow local streets to connect with arterials. The objective is met.

(11) Goal 10: Transportation Funding
Provide reasonable and effective funding mechanisms for citywide transportation improvements identified in the transportation system plan.

Objectives

(a) Develop a Capital Improvements Program and funding mechanisms for all transportation facilities that complies with the requirements of Statewide Planning Goal 12, Transportation, and the Transportation Planning Rule, including making provisions for alternative modes of transportation that will reduce reliance on the automobile, and reduce air pollution and traffic congestion.

The traffic analysis completed for the Southwest Tualatin Concept Plan (SWCP) considers a funding program for developing and implementing transportation improvements for the SWRSIA. As discussed in the SWCP (page 22, 2010 Update; October 11, 2010), the direct

fiscal costs and benefits of planned light industrial development have been forecasted based on typical growth assumptions. Potential funding sources may include federal and state transportation grants (distributed through Metro); state infrastructure loans; special public works funds; Oregon Immediate Opportunity Program; and local funding through system development charges and establishment of an urban renewal district, local improvement district, or zone of benefit district. Other funding mechanisms may also be considered. These assumptions have been developed in compliance with Goal 12 and the TPR, and include making provisions for alternative modes of transportation. The objective is met.

Chapter 12. Water Service
Section 12.020. Water Service Policies
12.020 City of Tualatin water service policies are to:
(1) Plan and construct a City water system that protects the public health, provides cost-effective water service, meets the demands of users, addresses regulatory requirements and supports the land uses designated in the Tualatin Community Plan.

PTA-10-04, along with the accompanying PMA-10-02, identifies a water system to serve future development in the 431-acre SWRSIA. Because there currently are no public water lines located in the area, the routing of pipes has been modified to follow the proposed new roadways. Once development assumptions have been specified, more specific estimates of future infrastructure needs will be made. The proposed water system has been designed to protect the public health while providing cost effective water service, meeting the demands of users, addressing regulatory requirements, and supporting future industrial and limited commercial uses within the SWRSIA. The objective is met.

(2) Require developers to aid in improving the water system by constructing facilities to serve new development and extend lines to adjacent properties.

PTA-10-04 and the companion PMA-10-02 identify improvements necessary in the water system to support development. Developers will be responsible for providing utility connections to trunk line systems. Costs are identified to allow private development funding of improvements. The objective is met.

(3) Water lines should be looped whenever possible to prevent dead-ends, to maintain high water quality and to increase reliability in the system.

PTA-10-04, along with the accompanying PMA-10-02, identifies a water system to serve the approximately 431-acre SWRSIA that considers this policy. The objective is met.

(5) Review and update the water system capital improvement program and funding sources as needed or during periodic review.

The water system for the approximately 431-acre SWRSIA has been evaluated. PTA-10-04 and the companion PMA-10-02 identify needed updates to the water system to support development. This update was done to coincide with this objective.

Chapter 13. Sewer Service
Section 13.015. Sanitary Sewer System Objectives
(1) Plan and construct a City sewer system that protects the public health, protects the water quality of creeks, ponds, wetlands and the Tualatin River, provides cost-effective sewer service, meets the demands of users, addresses regulatory requirements and supports the land uses designated in the Tualatin Community Plan.

PTA-10-04, along with the accompanying PMA-10-02, identifies a sanitary system to serve future development in the 431-acre SWRSIA. Because no sanitary system of adequate size currently exists within or near the area, three recommended capital improvement projects were identified to provide service to the SWRSIA and adjacent areas in southwest Tualatin. The proposed sanitary sewer system has been designed to protect the public health and water quality of creeks, ponds, wetlands, and the Tualatin River, while providing cost effective sanitary sewer service, meeting the demands of users, addressing regulatory requirements, and supporting future industrial and limited commercial uses within the SWRSIA. The objective is met.

(2) Provide a City sanitary sewer system in cooperation with Clean Water Services (CWS). The City is responsible for the collection system's smaller lines and the 65th Avenue pump station and CWS is responsible for the larger lines, pump stations and treatment facilities.

PTA-10-04 and the companion PMA-10-02 identify a sanitary sewer system with lines that serve the SWRSIA that will be under the City's jurisdiction. The system was designed and will be operated in accordance with Clean Water Services (CWS) requirements. The objective is met.

(5) Require developers to aid in improving the sewer system by constructing facilities to serve new development as well as adjacent properties.

PTA-10-04 and the companion PMA-10-02 identify improvements necessary in the sanitary sewer system to support development. Developers will be responsible for providing utility connections to trunk line systems. Costs are identified to allow private development funding of improvements. The objective is met.

Chapter 14. Drainage Plan and Surface Water Management
Section 14.040 Objectives.
14.040 The objectives of the Tualatin Drainage Plan and Surface Water Management regulations are:
(1) Provide a plan for routing surface drainage through the City, utilizing the natural drainages where possible. Update the plan as needed with drainage studies of problem areas and to respond to changes in the drainage pattern caused by urban development.

PTA-10-04, along with the accompanying PMA-10-02, identifies a plan for routing surface drainage from future development in the 431-acre SWRSIA. Because no storm water system currently exists in the area, a new conveyance system will need to be installed along the new roadways. In addition, site development runoff will need to be treated and detained, if necessary, before being discharged to the public drainage systems. The proposed storm water system has been designed to meet peak flows and runoff volumes, and to meet CWS standards. This proposed system was reviewed by the Technical Advisory Committee (TAC) and meets the objective to develop a drainage system for this area of Tualatin. The objective is met.

(2) Coordinate the City's Drainage Plan and Storm Water Management regulations with the City's Floodplain District, Wetland Protection District and Natural Resource Protection Overlay District regulations and with the plans of USA and other regional, state, and federal agencies to achieve consistency among the plans.

PTA-10-04 and the companion PMA-10-02 were developed in coordination with participating agencies in the SWRSIA and took into account floodplain, wetlands and natural resource protection programs. The concept planning work for the Southwest Tualatin Concept Plan identified a tree buffer along the eastern edge of the planning area that is currently in the City's Natural Resources Protection Overlay (NRPO). This area is proposed to be retained as a buffer in the PTA-10-04 and the companion PMA-10-02. The coordination meets the objective of this regulation.

(4) Identify and solve existing problems in the drainage system and plan for construction of drainage system improvements that support future development.

PTA-10-04, along with the accompanying PMA-10-02, was developed to plan for construction of drainage system improvements that support future development in the SWRSIA. The objective is met.

(5) Provide standards for surface water management and water quality by which development will be reviewed and approved. Review and update the standards as needed.

The City of Tualatin operates under surface water standards that have been developed by CWS. CWS participated in development of the storm drainage program for the SWRSIA. Future development will be required to comply with requirements of CWS and the City of Tualatin for storm water at the time of development. The objective is met.

(15) Comply with Metro's Urban Growth Management Functional Plan, Title 3.

The Southwest Tualatin Concept Plan was developed factoring in Metro Title 3 requirements, which are discussed in more detail later in this Analysis and Findings (see discussion under Criterion G. Metro's Urban Growth Management Functional Plan, starting on page 31, thus meeting the objective.

Chapter 15. Parks and Recreation
Section 15.110. Wetlands and Natural Areas Plan Objectives
(1) Identify and protect significant natural resources that promote a healthy environment and natural landscape that improves livability.

Natural and cultural resources were evaluated in the Southwest Tualatin Concept Plan planning process (pages 15-16, 2010 Update, summarize this evaluation; October 11, 2010; Appendix K of the Concept Plan contains the Existing Conditions Technical Memorandum). Natural resources were found to be highly modified by historical and current land uses, and protection of waters and wetlands will constrain many land uses because regulated areas are scattered across the area. The initial impression is that threatened and endangered species protections do not appear to impact development. A small resource area at the southeastern corner of the planning area, where a portion of an old railroad station exists, is designated a Historic and Cultural Resource according to the Washington County's Rural/Natural Resource Plan. According to Washington County, the greatest resource value in the planning area is for mineral and aggregate sources; and a large portion of the area is currently being mined for aggregate by Tigard Sand and Gravel. No significant natural resources were identified in the area.

PTA-10-04 proposes comprehensive plan and development regulations that promote a healthy environment and natural landscape that improves livability. The proposed new Manufacturing Business Park (MBP) Planning District is intended to provide an aesthetically attractive working environment with campus-like grounds, attractive buildings, large lot configurations, and a cohesive planned-development design. The companion PMA-10-02 establishes the specific planning designations. Through setbacks and landscaping requirements this area will be compatible with neighboring residential areas. In addition, future industrial development in the MBP Planning District will be required to comply with the environmental regulations of TDC Chapter 63, which apply to all industrial planning districts. The objective is met.

(2) Protect significant natural resources and provide fish and wildlife habitat, scenic values, water quality improvements, stormwater management benefits, and flood control.

As discussed above, no significant natural resources have been identified in the SWRSIA, however, incorporation of wetlands and other natural features into development in the area as proposed in PTA-10-04 and the companion PMA-10-02 will provide scenic value and other benefits. In addition, future industrial development in the MBP Planning District will be required to comply with the environmental regulations of TDC Chapter 63, which apply to all industrial planning districts. The objective is met.

(3) Protect significant natural resources that provide recreational and educational opportunities.

As discussed above, no significant natural resources have been identified in the SWRSIA, however, recreational opportunity will be provided by pedestrian trails throughout the area as proposed in PTA-10-04 and the accompanying PMA-10-02. The objective is met.

(4) Balance natural resource protection and growth and development needs.

PTA-10-04 proposed comprehensive plan and development regulations balance natural resource protection and growth and development needs by proposing a new Manufacturing Business Park (MBP) Planning District that is intended to provide an aesthetically attractive working environment with campus-like grounds, attractive buildings, large lot configurations, and a cohesive planned-development design. The companion PMA-10-02 establishes the specific planning designations. In addition, future industrial development in the MBP Planning District will be required to comply with the environmental regulations of TDC Chapter 63, which apply to all industrial planning districts. The objective is met.

(6) Allow public facilities such as sewer, storm water, water and public streets and passive recreation facilities to be located in significant natural resource areas provided they are constructed to minimize impacts and with appropriate restoration and mitigation of the resource.

As discussed above, no significant natural resource areas have been identified in the SWRSIA. Public facilities as proposed in PTA-10-04 and the companion PMA-10-02 may encroach on natural resource areas that are not significant. Mitigation for these impacts will be addressed at the time physical development is proposed. The objective is met.

Chapter 64. Manufacturing Business Park Planning District (MBP)

Section 64.010 Purpose

PTA-10-04 adds the new TDC Chapter 64 – Manufacturing Business Park (MBP) Planning District, which contains the comprehensive plan and development regulations that will be applied to the SWRSIA. The companion PMA-10-02 establishes the specific planning designations within the area and on Community Plan Map 9-1.
Refer to Attachment D for the proposed text amendment language.

Applicable objectives of the Tualatin Community Plan have been evaluated and complied with for PTA-10-04 and PMA-10-02.

Criterion "C" is met.

D. The factors listed in Section 1.032(4) were consciously considered:

a. The various characteristics of areas in the City.

A large portion of the SWRSIA is currently owned and occupied by Tigard Sand and Gravel, and uses include aggregate extraction, asphalt pavement production, industrial (trucking, wrecking yard, construction material storage) and very limited residential. Bonneville Power Administration (BPA) and Portland General Electric (PGE) power lines traverse the central part of the area, and the Portland & Western Railroad runs on the east side of the area, providing the potential for future direct rail service.

The SWRSIA is bounded on the north and partially on the east by the City of Tualatin. The balance of the area on the east, south and west is bounded by unincorporated Washington County. The area touches SW Tualatin-Sherwood Road and SW Blake Street on the north and SW Tonquin Road on the south. Adjacent land uses include the following: agricultural and newly developing light industrial to the north; rural, forestland, and aggregate extraction to the west; rural, industrial, and aggregate extraction to the south; and rural and residential to the east. The southwest boundary of the City's Western Industrial District adjoins the SWRSIA on its north and northeast sides in the vicinity of SW Tualatin-Sherwood Road, SW 120th Avenue, and SW Blake Street.

In December 2002 (Metro Ordinances No. 02-969B and 02-990A) and June 2004 (Metro No. 04-1040B) Metro expanded the UGB to include approximately 382 gross acres of land in the SWRSIA. Of this area, approximately 302 gross acres are designated Regionally Significant Industrial Area (RSIA) and the remaining acreage is designated Industrial. Specific conditions were placed by Metro relating to compliance with the Metro Urban Growth Management Functional Plan (MUGMFP) Titles 3, 4 and 11, lot sizes, and commercial restrictions. In addition to the 382 acres, a 50-acre property already within the Tualatin Urban Planning Area is considered part of the 431-acre SWRSIA.

Designation of the SWRSIA as Manufacturing Business Park (MBP) Planning District as proposed in PTA-10-04 and the companion PMA-10-02 is consistent with the characteristics and planning district designation pattern of the surrounding area, and complies with requirements of the MUGMFP for Regionally Significant Industrial Areas (RSIAs).

b. The suitability of the area for particular land uses and improvements.

As discussed above, a large portion of the SWRSIA is currently in aggregate extraction or industrial use. The area adjoins the City's corporate boundary on the north and east, and adjoins the southwestern boundary of the City's Western Industrial District. The majority of the area has been designated either Regionally Significant Industrial Area (RSIA) or Industrial by Metro. Application of the Manufacturing Business Park (MBP) Planning District to the SWRSIA as proposed in PTA 10-04 and the companion PMA-10-02 is consistent with the existing planning district designations in areas to the north and east and ensures that future development will be compatible with existing and future land uses.

c. Trends in land improvement and development.

The trend for development in the SWRSIA is for industrial development as evidenced by existing uses in the area. In addition, the majority of the area has been designated either Regionally Significant Industrial Area (RSIA) or Industrial by Metro. Application of the Manufacturing Business Park (MBP) Planning District to the area as proposed in PTA 10-04 and the companion PMA-10-02 is consistent with trends in land improvement and development in the area.

d. Property values.

Prior to December 2002 and June 2004 the land in the SWRSIA (with the exception of the 50 acres already within the Tualatin Planning Area) was outside of the UGB and regulated by Washington County. Subsequent to the UGB expansion, the majority of the SWRSIA was given a FD20 Future Development, 20-acre minimum lot size, designation, with a few parcels in the central part of the area designated AF20 Agriculture & Forestry, 80-acre minimum lot size. With completion of the concept planning process, which includes the proposed PTA-10-04 and accompanying PMA-10-02, the area will be designated Manufacturing Business Park (MBP) Planning District by the City. All of the SWRSIA has already been included within Tualatin's Urban Planning Area. By inclusion of the study area into the UGB and, subsequently, into Tualatin's Urban Planning Area the value of property has substantially increased. The area can now be developed to urban densities consistent with the MBP Planning District designation and receive urban services, thus increasing property value. The overall industrial land market, however, will determine the final property value.

e. The needs of economic enterprises and the future development of the area.

The Metro analysis associated with ORD. No. 02-990A, 02-969B, and 04-1040B looked at the economic needs of the entire Metro area with respect to land that should be added to the urban growth boundary (UGB). The conclusion of the analyses was to add land for industrial purposes, including Regionally Significant Industrial Area (RSIA) within the SWRSIA. At the local level, the Manufacturing Business Park (MBP) Planning District designation as proposed in PTA-10-04 and the companion PMA-10-02 will allow for approximately 352 net buildable acres of future development, including approximately 336 net acres for industrial uses and a 16-acre area for limited commercial services in the Manufacturing Business Park Commercial Services Overlay bounded by SW Blake Street on the south and SW Itel Street on the north in the north part of the SWRSIA. The timing of development will be market drive.

f. Needed right-of-way and access for and to particular sites in the area.

As proposed in PTA-10-04 and the accompanying PMA-10-02, primary access to the SWRSIA will be from an extended SW 124th Avenue south of SW Tualatin-Sherwood Road. Secondary access is planned via SW 115th and SW 120th Avenues. SW 124th Avenue is proposed to connect SW Tualatin-Sherwood Road with SW Tonquin Road and/or a future I-5 to 99W Connector in the south part of the area. In addition, the study area will incorporate several internal roadway rights-of-way.

Specific details on the functional classification, access restrictions and transportation improvement costs are identified in the attachments to PTA-10-04 and PMA-10-02. The background information on rights-of-way and access are contained in the technical appendices of the Southwest Tualatin Concept Plan.

g. Natural resources of the City and the protection and conservation of said resources.

Natural and cultural resources were evaluated in the Southwest Tualatin Concept Plan (pages 15-16, 2010 Update; October 11, 2010). Natural resources were found to be highly modified by historical and current land uses, and protection of waters and wetlands will constrain many land uses because regulated areas are scattered across the SWRSIA. The initial impression is that threatened and endangered species protections do not appear to impact development. A small resource area at the southeastern corner of the area, where a portion of an old railroad station exists, is designated a Historic and Cultural Resource according to the Washington County's Rural/Natural Resource Plan. According to Washington County, the greatest resource value in the planning area is for mineral and aggregate sources; and a large portion of the area is currently being mined for aggregate by Tigard Sand and Gravel. No significant natural resources were identified in the area.

PTA-10-04 proposes comprehensive plan and development regulations that promote a healthy environment and natural landscape that improves livability. The proposed new Manufacturing Business Park (MBP) Planning District is intended to.provide an aesthetically attractive working environment with campus-like grounds, attractive buildings, large lot configurations, and a cohesive planned-development design. The companion PMA-10-02 establishes the specific planning designations. Through setbacks and landscaping requirements this area will be compatible with neighboring residential areas. In addition, future industrial development in the MBP Planning District will be required to comply with the environmental regulations of TDC Chapter 63, which apply to all industrial planning districts.

h. Prospective requirements for the development of natural resources in the City.

Not applicable as no development of natural resources is proposed.

I. The public need for healthful, safe, aesthetic surroundings and conditions.

There is a public need for a comprehensive plan and development regulations to be established for the SWRSIA as proposed in PTA-10-04. Without comprehensive plan and development regulations in place the area could not develop under the provisions of the Tualatin Development Code (TDC) to ensure compatibility with adjoining lands, implement transportation improvements, prescribe required infrastructure to serve the area and address environmental protection requirements. Further, there is a public need for Planning Districts to be applied to the SWRSIA as proposed in PMA-10-02. Statewide Planning Goal 2 requires all parcels in each city and county to be designated with a planning district. The proposed amendment will apply the Manufacturing Business Park (MBP) Planning District to the SWRSIA. Without the proposed PTA-10-04 and its companion PMA-10-02 it would be unknown what the permitted uses, transportation, sewer, water, storm drainage, environmental regulations, and architectural requirements would be for the area. If the City does not establish the comprehensive plan, and apply planning district designations and development regulations for the SWRSIA, property owners could apply to the City and request the type of designation or regulations they preferred without a comprehensive view of compatibility with surrounding properties within the City. The public need for healthful, safe, aesthetic surroundings and conditions will best be served by granting the amendments at this time.

j. Proof of a change in a neighborhood or area.

A change has occurred in the SWCP area. Most of it (except for a 50-acre area that already was in Tualatin's Urban Planning Area) was added to the UGB by Metro in December 2002 and June 2004. Concept planning work and subsequent TDC amendments, as proposed in PTA-10-04 and PMA-10-02, are necessary to apply urban planning designations to establish the type of development that may occur in the future.

k. A mistake in the plan map or text.

No mistake in the plan map or text is alleged.

Criterion "D" is met.

E. The criteria in the Tigard-Tualatin School District Facility Plan were considered.

Criterion "E" does not apply because the SWRSIA is not in the Tigard-Tualatin School District service area (it is in the Sherwood School District service area), and no residential uses are proposed in the planning area.

F. Oregon Statewide Planning Goals

The Oregon Land Conservation and Development Commission acknowledged the Tualatin Community Plan in 1981 as complying with all the applicable Statewide Planning Goals. The Statewide Planning Goals were considered in preparation of the Southwest Tualatin Concept Plan and must be reviewed as part of the proposed PTA-10-04 and PMA-10-02; applicable goals are discussed below:

Goal 1 – Citizen Involvement
To develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process.

Citizen Involvement was a major component in development of the Southwest Tualatin Concept Plan. The concept planning process was guided by input from a 31-member Technical Advisory Committee (TAC) that met 12 times during the planning process from 2004 to 2010. The TAC included representatives from local, regional, state, and federal agencies, and Tigard Sand and Gravel, the majority property owner within the planning area; other property owners also were invited to and attended the TAC meetings. The broader community was involved in the planning process through mailings to interested parties, regular postings on the project's webpage, and four public open houses (March 9, 2005; June 14, 2005; January 5, 2010; July 22, 2010). In addition, a Neighborhood Developer meeting was held on July 26, 2005, to discuss Conceptual Development Alternative 3, and on August 4, 2005, a letter with project information was mailed to over 1,700 property owners. Conceptual Development Alternative IV was created in response to public comments received during and after the July 22, 2010 Open House. Most recently, two Tailgates were held in the vicinity of the SWCP area (January 8, 2011, in Lakeview Bluff Subdivision; January 12, 2011, on SW

115th Avenue) and two Open Houses were held at the City Police Station (January 19 and 27, 2011) to solicit further comment, this time on the proposed PTA 10-04 and PMA-10-02. Throughout the process, periodic updates were posted in the City newsletter and webpage. Finally, the Tualatin Planning Advisory Committee (TPAC) received frequent briefings and the City Council received memorandums and work session briefings on the project.

The proposed amendments conform to Goal 1.

Goal 2 – Land Use Planning
To establish a land use planning process and policy framework as a basis for all decision and actions related to use of land and to assure an adequate factual base for such decisions and actions.

PTA-10-04 contains comprehensive plan provisions and development regulations for future urban development of the SWRSIA. The companion PMA-10-02 establishes the specific planning district designations in the area.

The proposed amendments conform to Goal 2.

Goal 3 – Agricultural Lands
To preserve and maintain agricultural lands.

Goal 3 does not apply to the proposed PTA-10-04 and the accompanying PMA-10-02 as the land in the SWRSIA was identified for industrial uses by Metro through their urban growth boundary (UGB) expansion process (Metro Ord. No.02-969B, 02-990A, and 04-1040B).

Goal 4 – Forest Lands
To conserve forest lands by maintaining the forest land base and to protect the state's forest economy by making possible economically efficient forest practices that assure the continuous growing and harvesting of forest tree species as the leading use on forest land consistent with sound management of soil, air, water, and fish and wildlife resources and to provide for recreational opportunities and agriculture.

Goal 4 does not apply to the proposed PTA-10-04 and the accompanying PMA-10-02 as the land in the SWRSIA was identified for industrial uses by Metro through their urban growth boundary (UGB) expansion process (Metro Ord. No.02-969B, 02-990A, and 04-1040B)..

Goal 5 – Open Spaces, Scenic and Historic Areas and Natural Resources
To protect natural resources and conserve scenic and historic areas and open spaces.

Evaluation on Goal 5 resources occurred in the SWRSIA as part of the concept planning process. Natural resources were found to be highly modified by historical and current land uses, and protection of waters and wetlands will constrain many land uses because regulated areas are scattered across the area. The initial impression, as described in the Southwest Tualatin Concept Plan (pages 15-16, 2010 Update; October 11, 2010) is that threatened and endangered species protections do not appear to impact development. A small resource area

at the southeastern corner of the area, where a portion of an old railroad station exists, is designated a Historic and Cultural Resource according to the Washington County's Rural/Natural Resource Plan. According to Washington County, the greatest resource value in the planning area is for mineral and aggregate sources; and a large portion of the area is currently being mined for aggregate by Tigard Sand and Gravel. No significant natural resources were identified in the area.

PTA-10-04 proposes comprehensive plan and development regulations that promote a healthy environment with natural landscape and open spaces. The proposed new Manufacturing Business Park (MBP) Planning District is intended to provide an aesthetically attractive working environment with campus-like grounds, attractive buildings, large lot configurations, and a cohesive planned-development design. The companion PMA-10-02 establishes the specific planning designations. Through setbacks and landscaping requirements this area will be compatible with neighboring residential areas. In addition, future industrial development in the MBP Planning District will be required to comply with the environmental regulations of TDC Chapter 63, which apply to all industrial planning districts.

The proposed amendments conform to Goal 5.

Goal 6 – Air, Water and Land Resource Quality
To maintain and improve the quality of the air, water and land resources of the state.

Air, water and land resource quality have been considered in development of the SWCP and appropriate measures taken to ensure that state and federal regulations will be met.

The proposed amendments conform to Goal 6.

Goal 7 – Areas Subject to Natural Disasters and Hazards
To protect people and property from natural hazards.

According to the analysis conducted for the Southwest Tualatin Concept Plan (as summarized on pages 15-16 of the 2010 Update; October 11, 2010) and additional information obtained from a study conducted for the I-5 to 99W Connector project titled *I-5 to 99W Connector Project Alternative Analysis Report – June 2008*, portions of the SWRSIA are characterized by steep slopes greater than 40 percent gradient and some slopes that are 15 to 40 percent gradient. These slopes are most likely due to aggregate mining in the area. Along Coffee Lake Creek, there are small areas with a high liquefaction hazard, and there is an indication of possible moderate erosion hazard on the westerly portion of the planning area. It is assumed that future development that occurs in the SWRSIA will be required to conform with the comprehensive plan and development regulations established by PTA-10-04 and PMA-10-02 for the Manufacturing Business Park (MBP) Planning District, which includes compliance with environmental regulations contained in Chapter 63 and elsewhere in the Tualatin Development Code (TDC) to protect people and property from natural hazards.

The proposed amendments conform to Goal 7.

Goal 8 – Recreation Needs

To satisfy the recreational needs of the citizens of the state and visitors and, where appropriate, to provide for the siting of necessary recreational facilities including destination resorts.

Based on the industrial nature of future development in the SWRSIA, no specific recreational needs were identified. However, recreational opportunity will be provided by pedestrian trails throughout the area as proposed in PTA-10-04 and the accompanying PMA-10-02. In addition, the transportation system within the SWRSIA, which will have sidewalks and bike lanes, will link directly with the City's existing roadway system and provide links to recreational resources elsewhere in the City.

The proposed amendments conform to Goal 8.

Goal 9 – Economy of the State
To provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon's citizens.

At the recommendation of Jennifer Donnelly, Metro Regional Representative, Community Services Division, Oregon Department of Land Conservation and Development (DLCD), staff reviewed Oregon Administrative Rules (OAR), Division 9, Economic Development, the purpose of which is to implement Goal 9, Economy of the State (OAR 660-015-0000(9)) and ORS 197.712(2)(a) to (d). Following is a discussion of pertinent parts of OAR 660-009-0000 through 0030 as they apply to the Southwest Tualatin Concept Plan (SWCP) area. The purpose of this discussion is to provide more detailed analysis and findings that address how the comprehensive plan, development regulations, and planning districts established by PTA-10-04 and PMA-10-02 for the Southwest Tualatin Regionally Significant Industrial Area (SWRSIA) portion of the Southwest Tualatin Concept Plan area conform to Goal 9 requirements.

It should be noted that, to date, the City of Tualatin has not prepared a city-wide economic opportunities analysis (EOA). An EOA was to be prepared as part of the City's periodic review process, which was scheduled to begin in 2009, but has been delayed repeatedly due to lack of state funding assistance. It is unknown at this time when the City's periodic review process and the concurrent EOA will occur.

In the absence of an EOA upon which to base a discussion of compliance of the Southwest Tualatin Concept Plan with the requirements of Goal 9, the City has relied on analyses and findings prepared by Metro associated with Ordinances No. 02-990A, 02-969B, and 04-1040B, since these looked at the economic needs of the entire Metro area with respect to Goal 9 and land that should be added to the urban growth boundary (UGB), as well as specifically addressed lands in the Southwest Tualatin Concept Plan area and how adding these lands to the UGB responded to regional economic needs and opportunities in 2002 and 2004, when the lands were added.

In addition, where pertinent, the City has included discussion of Tualatin Development Code (TDC) Chapter 4 Community Growth, portions of which were last revised in 2006 and which is

proposed to be amended by PTA-10-04 to include discussion of the Southwest Tualatin Concept Plan. The purpose of this chapter is —to portray the reasons for Tualatin's rapid economic growth; to generally define the need and proportion of specific types of land use; to define public service and natural environmental constraints to development; to describe specific growth assumptions and objectives; and to define a specific growth boundary for the City."

Finally, the discussion is supplemented by excerpts from a technical memorandum prepared by Aquilla Hurd-Ravich, Senior Planner, City of Tualatin, dated August 11, 2010, titled *Southwest Tualatin Concept Plan (Alternative IV) Fiscal Impact Analysis 2010 Update – Draft.* The memorandum prepared by Ms. Hurd-Ravich updates information contained in a July 13, 2005 technical memorandum titled *Annexation Cost Impact Analysis* prepared by Otak and Todd Chase to determine the cost and revenues generated by development in the Southwest Tualatin Concept Plan area when property annexes to the City.

660-009-0010
Application
(4) For a post-acknowledgement plan amendment under OAR chapter 660, division 18, that changes the plan designation of land in excess of two acres within an existing urban growth boundary from an industrial use designation to a non-industrial use designation, or another employment use designation to any other use designation, a city or county must address all applicable planning requirements, and:
(a) Demonstrate that the proposed amendment is consistent with its most recent economic opportunities analysis and the parts of its acknowledged comprehensive plan which address the requirements of this division; or
(b) Amend its comprehensive plan to incorporate the proposed amendment, consistent with the requirements of this division; or
(c) Adopt a combination of the above, consistent with the requirements of this division.

PTA-10-04 and the companion PMA-10-02 implement the Southwest Tualatin Concept Plan for 431 acres of land within the planning area referred to as the Southwest Tualatin Regionally Significant Industrial Area (SWRSIA). This area includes approximately 50 acres of land located in the northeast part of the planning area that is currently designated Light Manufacturing (ML) on Community Plan Map 9-1. This area is proposed to be re-designated Manufacturing Business Park (MBP) consistent with the rest of the SWRSIA. The area contains a substantial amount of mature trees that provide a buffer between industrial uses in the SWRSIA and residential uses to the east. During the concept planning process residents expressed a desire to preserve this tree buffer. As a result, the Southwest Tualatin Concept Plan proposes a tree buffer and trail in this 50-acre area, which is adjacent to land located in the City's Natural Resource Protection Overlay (NRPO). PTA-10-04 and the companion PMA-10-02 propose changing the existing ML Planning District designation to MBP consistent with the rest of the SWRSIA to create a cohesive area suitable to campus industrial development while preserving the treed buffers between the MBP and residential uses to the east.

Proposed code amendment language specific to this change reads as follows:

Chapter 9. Plan Map
Section 9.041 Area 11 Koch Industrial Area.
(2) In April 2011, the industrial land located south of SW Blake Street was removed from the Area 11 Koch Industrial Area and added to the Area 15 Southwest Manufacturing Business Park Area in accordance with the Southwest Concept Plan accepted in October 2010.

(5) The effort necessary to comply with OAR 660-009-0015 through 660-009-0030 will vary depending upon the size of the jurisdiction, the detail of previous economic development planning efforts, and the extent of new information on national, state, regional, county, and local economic trends. A jurisdiction's planning effort is adequate if it uses the best available or readily collectable information to respond to the requirements of this division.

As explained above, the City of Tualatin has not prepared an economic opportunities analysis (EOA). In the absence of an EOA upon which to base a discussion of compliance of the Southwest Tualatin Concept Plan with the requirements of Goal 9, the City has relied on analyses and findings prepared by Metro associated with Ordinances No. 02-990A, 02-969B, and 04-1040B. In addition, where pertinent, the City has included discussion of Tualatin Development Code (TDC) Chapter 4 Community Growth, which was last revised in 2006 and which is proposed to be amended by PTA-10-04; and supplemented the discussion with excerpts from fiscal impact and annexation cost impact analyses prepared for the Southwest Tualatin Concept Plan area.

660-009-0015
Economic Opportunities Analysis
Cities and counties must review and, as necessary, amend their comprehensive plans to provide economic opportunities analyses containing the information described in sections (1) to (4) of this rule. This analysis will compare the demand for land for industrial and other employment uses to the existing supply of such land.

See response to subsection (5), above.

660-009-0020
Industrial and Other Employment Development Policies
(1) Comprehensive plans subject to this division must include policies stating the economic development objectives for the planning area. These policies must be based on the community economic opportunities analysis prepared pursuant to OAR 660-009-0015 and must provide the following:
(a) Community Economic Development Objectives. The plan must state the overall objectives for economic development in the planning area and identify categories or particular types of industrial and other employment uses desired by the community. Policy objectives may identify the level of short-term supply of land the planning

area needs. Cities and counties are strongly encouraged to select a competitive short-term supply of land as a policy objective.
(b) Commitment to Provide a Competitive Short-Term Supply. Cities and counties within a Metropolitan Planning Organization must adopt a policy stating that a competitive short-term supply of land as a community economic development objective for the industrial and other employment uses selected through the economic opportunities analysis pursuant to OAR 660-009-0015.
(c) Commitment to Provide Adequate Sites and Facilities. The plan must include policies committing the city or county to designate an adequate number of sites of suitable sizes, types and locations. The plan must also include policies, through public facilities planning and transportation system planning, to provide necessary public facilities and transportation facilities for the planning area.

Pertinent policies related to economic development contained in TDC Chapter 4 Community Growth and responses contained elsewhere in this Analysis and Findings discussion include the following:

Chapter 4. Community Growth
Section 4.050. General Growth Objectives
(18) Fully develop the industrial area located in Washington County west of the City only when adequate transportation facilities are available and the area has been annexed to the City and served with water and sewer services.

PTA-10-04, along with the companion PMA 10-02, continues the objective to fully develop industrial land in Washington County west of the City while identifying an adequate transportation system and public facilities to serve the area.

(20) Territories to be annexed shall be in the Metro Urban Growth Boundary.

All of the SWRSIA, which is the area affected by PTA-10-04 and the companion PMA-10-02, is within the Metro urban growth boundary (UGB). In addition, all of the SWRSIA has been added to Tualatin's Urban Planning Area. After adoption of PTA-10-04 and the companion PMA-10-02, the area will be available for annexation into the City.

Goal B of the Southwest Tualatin Concept Plan is: —Ensure the SWCP meets Metro Ordinances 02-990A and 04-1040B." Ordinance 02-969B also must be addressed, since it likewise added land to the UGB in the Southwest Tualatin Concept Plan area.

According to Exhibit C to Ordinance No. 02-990A, Findings of Fact, Conclusions of Law, the Metro Council concluded that the UGB as it existed prior to adoption of Ordinance No. 02-969A did not have the capacity to accommodate employment growth to the year 2022. A need for parcels 50 to 100 acres in size for industrial use, and for parcels 100 acres or larger in size also was identified. At the same time, the Metro Council amended the Regional Framework Plan (Ordinance No. 02-969B) to improve protection of the existing industrial land base by creating a new 2040 Growth Concept design type called —Regionally Significant Industrial

Land" (RSIA) and developing new limitations on commercial office and commercial retail uses in RSIAs.

Exhibit C goes on to discuss the lands included in portions of Study Areas 47 and 48, which belonged to a single owner, thus making consolidation of existing parcels into as many as four parcels larger than 50 acres practicable. The included portions containing exception land and land designated for agriculture. As shown on maps and more fully described in materials submitted by the City of Tualatin, however, most of the portions designated for agriculture have been part of the Tigard Sand & Gravel aggregate extraction operation for many years. The topsoil has been removed from most of the site during these years of aggregate extraction. Of the nearly 20,000 acres of resource land studied as part of Task 2 of periodic review, this tract, given removal of topsoil, has the lowest capability for agriculture or forestry. The included portions of these two study areas are the highest priority land after exception land that can accommodate the need for large parcels for industrial land. Hence, the site offers the region its best opportunity on the poorest designated farmland studied to yield large parcels for industrial use."

In discussing the economy of the region, Exhibit C states: —Inclusion of the Tigard Sand and Gravel site will help the region accommodate the forecast employment to the year 2022 and the need for large parcels for industrial use. Inclusion is consistent with the economic development elements of the Washington County and City of Tualatin comprehensive plans. Conditions 6, 7 and 8 of Exhibit B will help ensure that the economic objectives of inclusion of the site will be achieved."

Conditions 6, 7 and 8 of Exhibit B are addressed elsewhere in these Analysis and Findings. The conditions and responses are repeated here for ease of review:

1. Neither the county nor the City of Tualatin shall allow the division of a lot or parcel in the site to create a smaller lot or parcel except as part of the plan required in Condition 7 to reconfigure all of the lots and parcels that comprise the site.

The new Manufacturing Business Park (MBP) Planning District, as contained in the new Chapter 64 of the Tualatin Development Code (TDC), and proposed in PTA-10-04 and the companion PMA-10-02, includes the following language with respect to division of RSIA-designated land within the SWRSIA:

64.040(1) Except for lots for public utility facilities, natural gas pumping stations and wireless communication facilities which shall be established through the Subdivision, Partition or Lot Line Adjustment process, the following requirements shall apply, except as otherwise provided in TDC Chapter 37.

(a) The minimum lot area is 20,000 sq. ft. for parcels not identified in the RSIA on Map 9-5.

(b) In accordance with the Metro RSIA designation and Metro Ordinance No. 02-969B and No. 02-990A, the minimum lot area for one or more parcels in the

RSIA identified on Map 9-5 is 100 acres and 50 acres. When the minimum lot area of one or more Lots of Record in the RSIA is 100 acres, the minimum lot area for one or more lots may be reduced to 50 acres.

(c) When the minimum lot area requirements for RSIA designated properties in (b) are met through a land platting process or established in an Industrial Master Plan process, the minimum lot size for remaining parcels located in the RSIA is 20,000 sq. ft.

(d) The minimum lot area of a property within the RSIA may be reduced to less than 100 acres or 50 acres pursuant to an approved Industrial Master Plan as provided in TDC Chapter 37,...

(6) Lots or remnant areas created by the location of public streets may be less than 100 acres if necessary to create a logical, safe network of streets in the District.

2. Washington County or, upon annexation of the area to the City of Tualatin, the city shall, as part of Title 11 planning for the site in conjunction with property owners and affected local governments, develop a lot/parcel reconfiguration plan that results in (1) at least one parcel that is 100 acres or larger, and (2) at least one parcel 50 acres or larger. The remainder of the site shall be configured pursuant to section 3.07.420 of Title 4 of the UGMFP, providing for protection of the portion of the site subject to Title 3 of the Metro Code.

Attachment C shows the SWCP Preferred Concept Plan Map 2 with net acreages for identified lot-parcel reconfigurations within the SWRSIA, including the Tigard Sand and Gravel area. The largest parcel —Fincludes approximately 96 net acres, and the next largest ~~–G~~" 79 acres, both of which are within the Tigard Sand and Gravel area. Another reconfigured lot/parcel greater than 50 acres in size, "J" at 61 net acres, is located in the Tonquin Industrial Group area of the SWRSIA.

3. Neither the county nor the city shall allow new commercial retail uses on the site. The county or the city may allow commercial office uses accessory to and in the same building with industrial uses.

No new commercial retail uses have been allowed in the Tigard Sand and Gravel area of the SWRSIA since Ordinance No. 02-990A was passed by Metro. A16-acre area for limited commercial services in the Manufacturing Business Park Commercial Services Overlay, bounded by SW Blake Street on the south and SW Itel Street on the north in the north part of the planning area, is proposed under the MBP Planning District designation that would be implemented with PTA-10-04 and PMA-10-02 (TDC Map 9-5). Uses in this overlay area would be limited to:

(1) General offices.
(2) Branch banks and ATM banking kiosks.
(3) Medical and healing arts offices.
(4) Child day care center.
(5) Food store.

(6) Restaurant, without drive-up or drive through facilities.
(7) Dry Cleaners.
(8) Printing, copying and office services.

The maximum floor area for a single use in the MBP Commercial Services Overlay will be 3,000 square feet and the maximum building size for a building with multiple tenants will be 20,000 sq. ft., consistent with Title 11 provisions for commercial service uses in Industrial Areas.

By specifically limiting the type of industrial uses permitted in the SWCP area within the MBP Planning District, and thus limiting the types and scale of non-industrial uses in this primarily Regionally Significant Industrial Area (RSIA), the proposed PTA-10-04 and companion PMA-10-02 will help to provide and protect a supply of sites for industrial employment and traded-sector industries with family wage jobs in the Portland metro region. In addition, the RSIA land within the planning area will help satisfy the regional need for large-lot industrial sites (those 100 acres or larger in size).

According to Exhibit G to Ordinance No. 04-1040B, Findings of Fact, Conclusions of Law, the findings for Ordinance No. 02-969B set forth Metro's analysis of the need for land for new jobs through the year 2022. Following adoption of the December 2002 ordinances, Metro analyzed the capacity of the expanded UGB. This analysis determined that the UGB had a deficit of industrial land and a surplus of commercial land, and the Metro Council concluded that the UGB, as expanded by ordinances in December 2002, did not have sufficient capacity to accommodate the remaining unmet need for industrial land. This deficit was one reason for LCDC's July 7, 2003 remand order directing Metro to complete the accommodation of this need for industrial land.

Metro then refined the need for industrial land and defined the need as land composed generally of less than 10% slope that lies either within two miles of a freeway interchange or within one mile of an existing industrial area. A need for parcels 50 acres or larger in size for the warehouse and distribution and tech/flex sectors also was identified.

In Exhibit G, under Economic Development, the Metro Council concluded:

—Combined with the efficiency measures described in Section D of these Findings (Alternatives: Increase Capacity of the UGB), above, and actions taken in December, 2002, these additions to the UGB accommodate approximately 99 percent of the need for industrial land identified in the 2002-2022 Urban Growth Report: An Employment Land Need Analysis (9,366 net acres)]. Given the unavoidable imprecision of the many assumptions that underlie the determination of need for industrial land – the population forecast; the employment capture rate; the industrial refill rate; employment density (particularly given changes in building types used by industry over time); the rate of encroachment by non-industrial use; and the vintage industrial relocation rate – the Council concludes that its actions in the December, 2002, ordinances and in this Ordinance No. 04-1040B provide a 20-year supply of industrial land for the region and comply with part 2 (periodic review Subtask 17) of LCDC's Partial Approval and Remand Order 03-WKTASK-001524, July 7, 2003."

Exhibit D

Consistent with Metro's intent when it added land in the SWCP area to the UGB, the proposed PTA-10-04 and accompanying PMA-10-02 would apply the new Manufacturing Business Park (MBP) Planning District to the planning area. The purpose of the MBP, as stated in TDC Chapter 64, reflects the need for parcels 50 acres or larger in size for the manufacturing and tech/flex sectors identified by Metro in the findings of Ordinance 04-1040B, as shown below:

Section 64.010 Purpose.

The purpose of this district is to provide an environment for industrial development consistent with the Southwest Concept Plan (SWCP) (Accepted by the City in October, 2010) and as a Metro-designated Regionally Significant Industrial Area (RSIA) consistent with Metro's Urban Growth Boundary (UGB) expansion decisions of December 2002 and June 2004.

The MBP Planning District will be a mix of light industrial and high-tech uses in a corporate campus setting, consistent with MBP Planning District development standards. Permitted uses are required to be conducted within a building and uses with unmitigated hazardous or nuisance effects are restricted. The RSIA-designated area requires at least one 100-acre parcel and one 50-acre parcel for large industrial users. The remainder of the area is likely to include light to medium industrial uses with some limited, local-serving commercial services.

The district is intended to provide for an aesthetically attractive working environment with campus-like grounds, attractive buildings, ample employee parking and other amenities appropriate to an employee oriented activity. It also is intended to protect existing and future sites for such uses by maintaining large lot configurations, a cohesive planned-development design and limiting uses to those that are of a nature that will not conflict with other industrial uses or nearby residential areas of the City.

(2) Plans for cities and counties within a Metropolitan Planning Organization or that adopt policies relating to the short-term supply of land, must include detailed strategies for preparing the total land supply for development and for replacing the short-term supply of land as it is developed. These policies must describe dates, events or both, that trigger local review of the short-term supply of land.

The proposed PTA-10-04 and PMA-10-02 adopt the comprehensive plan and development regulations for the SWRSIA portion of the SWCP area. This area represents a new land supply to the City, in that it has only been concept planned in the last 5 years and was just added to the City's urban planning area within the past year. In addition, the SWCP is a long-range plan, with a horizon year of 2030 at which time only 68% of the planning area is expected to be developed. Therefore, it is premature to adopt policies related to the short-term supply of land or detailed strategies for preparing the land supply for development. It should be noted, however, that the City recently conducted a review of future needs for land during the urban and rural reserve process. We will continue to review land supply every five years when Metro studies the 20 year supply in the Urban Growth Boundary (UGB).

(3) Plans may include policies to maintain existing categories or levels of industrial and other employment uses including maintaining downtowns or central business districts.

The proposed PTA-10-04 and PMA-10-02 adopt comprehensive plan and development regulations to guide development of the SWRSIA portion of the SWCP area, which includes 431 acres of industrially-designated land.

(4) Plan policies may emphasize the expansion of and increased productivity from existing industries and firms as a means to facilitate local economic development.

The Manufacturing Business Park (MBP) Planning District, as proposed in PTA-10-04 and the companion PMA-10-02, does not emphasize expansion of and increased productivity from existing industries and firms in the SWCP area. Rather, it encourages redevelopment of land, the majority of which is currently occupied by an aggregate mining operation, with a mix of light industrial and high-tech uses in a corporate campus setting. The MBP is intended to protect existing and future sites for such uses by maintaining large lot configurations, a cohesive planned-development design and limiting uses to those that are of a nature that will not conflict with other industrial uses or nearby residential areas of the City.

(5) Cities and counties are strongly encouraged to adopt plan policies that include brownfield redevelopment strategies for retaining land in industrial use and for qualifying them as part of the local short-term supply of land.

The majority of the SWRSIA currently is in industrial use as an aggregate mining operation. Redeveloping the land as MBP would be consistent with this criteria.

(6) Cities and counties are strongly encouraged to adopt plan policies pertaining to prime industrial land pursuant to OAR 660-009-0025(8).

The majority of the SWRSIA is designated Regionally Significant Industrial Area (RSIA) by Metro. The new Manufacturing Business Park (MBP) Planning District, as contained in the new Chapter 64 of the Tualatin Development Code (TDC), and proposed in PTA-10-04 and the companion PMA-10-02, includes the following language with respect to division of RSIA-designated land within the SWRSIA:

> **64.040(1) Except for lots for public utility facilities, natural gas pumping stations and wireless communication facilities which shall be established through the Subdivision, Partition or Lot Line Adjustment process, the following requirements shall apply, except as otherwise provided in TDC Chapter 37.**
>
> **(a) The minimum lot area is 20,000 sq. ft. for parcels not identified in the RSIA on Map 9-5.**
>
> **(b) In accordance with the Metro RSIA designation and Metro Ordinance No. 02-969B and No. 02-990A, the minimum lot area for one or more parcels in the RSIA**

identified on Map 9-5 is 100 acres and 50 acres. When the minimum lot area of one or more Lots of Record in the RSIA is 100 acres, the minimum lot area for one or more lots may be reduced to 50 acres.
(c) When the minimum lot area requirements for RSIA designated properties in (b) are met through a land platting process or established in an Industrial Master Plan process, the minimum lot size for remaining parcels located in the RSIA is 20,000 sq. ft.
(d) The minimum lot area of a property within the RSIA may be reduced to less than 100 acres or 50 acres pursuant to an approved Industrial Master Plan as provided in TDC Chapter 37,...
(6) Lots or remnant areas created by the location of public streets may be less than 100 acres if necessary to create a logical, safe network of streets in the District.

(7) Cities and counties are strongly encouraged to adopt plan policies that include additional approaches to implement this division including, but not limited to:
(a) Tax incentives and disincentives;
(b) Land use controls and ordinances;
(c) Preferential tax assessments;
(d) Capital improvement programming;
(e) Property acquisition techniques;
(f) Public/private partnerships; and
(g) Intergovernmental agreements.

The proposed PTA-10-04 and companion PMA-10-02 adopt the comprehensive plan and development regulations to guide development in the SWRSIA portion of the SWCP area. In addition, the other identified approaches were addressed and discussed as part of the concept planning process, particularly with respect to funding options for design and construction of new or improved transportation and public utility infrastructure, as well as environmental and other permitting and legal fees.

660-009-0025
Designation of Lands for Industrial and Other Employment Uses
Cities and counties must adopt measures adequate to implement policies adopted pursuant to OAR 660-009-0020. Appropriate implementing measures include amendments to plan and zone map designations, land use regulations, public facility plans, and transportation system plans.
(1) Identification of Needed Sites. The plan must identify the approximate number, acreage and site characteristics of sites needed to accommodate industrial and other employment uses to implement plan policies. Plans do not need to provide a different type of site for each industrial or other employment use. Compatible uses with similar site characteristics may be combined into broad site categories. Several broad site categories will provide for industrial and other employment uses likely to occur in most planning areas. Cities and counties may also designate mixed-use zones to meet multiple needs in a given location.

The Metro analysis associated with ORD. No. 02-990A, 02-969B, and 04-1040B looked at the economic needs of the entire Metro area with respect to land that should be added to the urban growth boundary (UGB). The conclusion of the analyses was to add land for industrial purposes, including Regionally Significant Industrial Area (RSIA) within the SWRSIA.

At the local level, the Manufacturing Business Park (MBP) Planning District designation as proposed in PTA-10-04 and the companion PMA-10-02 will allow for approximately 352 net buildable acres of future development, including approximately 336 net acres for industrial uses and a 16-acre area for limited commercial services in the Manufacturing Business Park Commercial Services Overlay bounded by SW Blake Street on the south and SW Itel Street on the north in the north part of the SWRSIA. The timing of development will be market driven.

By specifically limiting the type of industrial uses permitted in the SWCP area within the MBP Planning District, and thus limiting the types and scale of non-industrial uses in this primarily Regionally Significant Industrial Area (RSIA), the proposed PTA-10-04 and companion PMA-10-02 will help to provide and protect a supply of sites for industrial employment and traded-sector industries with family wage jobs in the Portland metro region. In addition, the RSIA land within the planning area will help satisfy the regional need for large-lot industrial sites (those 100 acres or larger in size). Map 2 of the SWCP, as shown in Attachment C shows the approximate size of each intended parcel within the planning area.

(2) Total Land Supply. Plans must designate serviceable land suitable to meet the site needs identified in section (1) of this rule. Except as provided for in section (5) of this rule, the total acreage of land designated must at least equal the total projected land needs for each industrial or other employment use category identified in the plan during the 20-year planning period.

As discussed earlier in this section, the proposed PTA-10-04 and PMA-10-02 adopt the comprehensive plan and development regulations for the SWRSIA portion of the SWCP area. This area represents a new land supply to the City, in that it has only been concept planned in the last 5 years and was just added to the City's urban planning area within the past year. Further, the SWCP is a long-range plan, with a horizon year of 2030 at which time only 68% of the planning area is expected to be developed. Finally, as explained at the beginning of this discussion, the City of Tualatin has not prepared an economic opportunities analysis (EOA). In the absence of an EOA upon which to base a discussion of compliance of the SWCP with the requirements of Goal 9, the City has relied on analyses and findings prepared by Metro associated with Ordinances No. 02-990A, 02-969B, and 04-1040B; discussion of Tualatin Development Code (TDC) Chapter 4 Community Growth; and excerpts from fiscal impact and annexation cost impact analyses prepared for the Southwest Tualatin Concept Plan area. Therefore, it is premature to determine the total and short-term land supply needs as required by this and subsequent sections of the rule.

(3) Short-Term Supply of Land. Plans for cities and counties within a Metropolitan Planning Organization or cities and counties that adopt policies relating to the short-

term supply of land must designate suitable land to respond to economic development opportunities as they arise. Cities and counties may maintain the short-term supply of land according to the strategies adopted pursuant to OAR 660-009-0020(2).

(a) Except as provided for in subsections (b) and (c), cities and counties subject to this section must provide at least 25 percent of the total land supply within the urban growth boundary designated for industrial and other employment uses as short-term supply.

(b) Affected cities and counties that are unable to achieve the target in subsection (a) above may set an alternative target based on their economic opportunities analysis.

(c) A planning area with 10 percent or more of the total land supply enrolled in Oregon's industrial site certification program pursuant to ORS 284.565 satisfies the requirements of this section.

See response to item (2) above.

(4) If cities and counties are required to prepare a public facility plan or transportation system plan by OAR chapter 660, division 011 or division 012, the city or county must complete subsections (a) to (c) of this section at the time of periodic review. Requirements of this rule apply only to city and county decisions made at the time of periodic review. Subsequent implementation of or amendments to the comprehensive plan or the public facility plan that change the supply of serviceable land are not subject to the requirements of this section.

As noted earlier in this discussion, the City of Tualatin has not prepared a city-wide economic opportunities analysis (EOA). An EOA was to be prepared as part of the City's periodic review process, which was scheduled to begin in 2009, but has been delayed repeatedly due to lack of state funding assistance. It is unknown at this time when the City's periodic review process and the concurrent EOA will occur. However, consistent with the requirements of Metro Title 11 Concept Planning, an infrastructure analysis, a fiscal impact analysis, and a transportation analysis was performed as part of the concept planning process for the SWCP.

(6) Compatibility. Cities and counties are strongly encouraged to manage encroachment and intrusion of uses incompatible with industrial and other employment uses. Strategies for managing encroachment and intrusion of incompatible uses include, but are not limited to, transition areas around uses having negative impacts on surrounding areas, design criteria, district designation, and limiting non-essential uses within districts.

Metro as part of ORD No. 02-969B, 02-990A and 04-1040B evaluated and determined that additional land was necessary in the Portland region for industrial development and included the SWRSIA in the UGB (except for a 50-acre area that had already been added to the UGB prior to 2002 and was already within Tualatin's Planning Area). PTA-10-04, along with its companion PMA-10-02, establishes the comprehensive plan and applies planning district designations and development regulations that allow the transition from rural to urban land

uses by applying the Manufacturing Business Park (MBP) Planning District to the SWRSIA. The new Manufacturing Business Park Planning District (MBP) that is intended to provide an aesthetically attractive working environment with campus-like grounds, attractive buildings, ample employee parking and other amenities appropriate to an employee-oriented activity. The district also is intended to protect existing and future sites for such uses by maintaining large lot configurations, a cohesive planned-development design and limiting uses to those that are of a nature that will not conflict with other industrial uses or adjacent residential areas of the City. In addition, future industrial development in the MBP Planning District will be required to comply with the environmental regulations of TDC Chapter 63, which apply to all industrial planning districts adjacent to residential planning districts. These provisions will accommodate urban population and employment inside the UGB, while providing compatibility and consistency with abutting planning district designations.

(7) Availability. Cities and counties may consider land availability when designating the short-term supply of land. Available land is vacant or developed land likely to be on the market for sale or lease at prices consistent with the local real estate market. Methods for determining lack of availability include, but are not limited to:

(a) Bona fide offers for purchase or purchase options in excess of real market value have been rejected in the last 24 months;

(b) A site is listed for sale at more than 150 percent of real market values;

(c) An owner has not made timely response to inquiries from local or state economic development officials; or

(d) Sites in an industrial or other employment land category lack diversity of ownership within a planning area when a single owner or entity controls more than 51 percent of those sites.

Land within the SWCP area is not expected to be available for sale in the near-term future. Tigard Sand & Gravel, which occupies the majority of the SWRSIA of the SWCP area is currently a working aggregate mining operation, which expects to continue operation for at least the next 5 years. The SWCP is a long-range plan, with a horizon year of 2030 at which time only 68% of the planning area is expected to be developed.

(8) Uses with Special Siting Characteristics. Cities and counties that adopt objectives or policies providing for uses with special site needs must adopt policies and land use regulations providing for those special site needs. Special site needs include, but are not limited to large acreage sites, special site configurations, direct access to transportation facilities, prime industrial lands, sensitivity to adjacent land uses, or coastal shoreland sites designated as suited for water-dependent use under Goal 17. Policies and land use regulations for these uses must:

(a) Identify sites suitable for the proposed use;

(b) Protect sites suitable for the proposed use by limiting land divisions and permissible uses and activities that interfere with development of the site for the intended use; and

(c) Where necessary, protect a site for the intended use by including measures that either prevent or appropriately restrict incompatible uses on adjacent and nearby lands.

As discussed earlier in this section, the majority of the SWRSIA is designated Regionally Significant Industrial Area (RSIA) by Metro. The new Manufacturing Business Park (MBP) Planning District, as contained in the new Chapter 64 of the Tualatin Development Code (TDC), and proposed in PTA-10-04 and the companion PMA-10-02, includes the following language with respect to division of RSIA-designated land within the SWRSIA:

64.040(1) Except for lots for public utility facilities, natural gas pumping stations and wireless communication facilities which shall be established through the Subdivision, Partition or Lot Line Adjustment process, the following requirements shall apply, except as otherwise provided in TDC Chapter 37.
(a) The minimum lot area is 20,000 sq. ft. for parcels not identified in the RSIA on Map 9-5.
(b) In accordance with the Metro RSIA designation and Metro Ordinance No. 02-969B and No. 02-990A, the minimum lot area for one or more parcels in the RSIA identified on Map 9-5 is 100 acres and 50 acres. When the minimum lot area of one or more Lots of Record in the RSIA is 100 acres, the minimum lot area for one or more lots may be reduced to 50 acres.
(c) When the minimum lot area requirements for RSIA designated properties in (b) are met through a land platting process or established in an Industrial Master Plan process, the minimum lot size for remaining parcels located in the RSIA is 20,000 sq. ft.
(d) The minimum lot area of a property within the RSIA may be reduced to less than 100 acres or 50 acres pursuant to an approved Industrial Master Plan as provided in TDC Chapter 37,...
(6) Lots or remnant areas created by the location of public streets may be less than 100 acres if necessary to create a logical, safe network of streets in the District.

660-009-0030
Multi-Jurisdiction Coordination
(1) Cities and counties are strongly encouraged to coordinate when implementing OAR 660-009-0015 to 660-009-0025.
(2) Jurisdictions that coordinate under this rule may:
(a) Conduct a single coordinated economic opportunities analysis; and
(b) Designate lands among the coordinating jurisdictions in a mutually agreed proportion.

Development of the SWCP was in cooperation with Metro, ODOT, Tri-Met, Washington County, and other surrounding organizations and jurisdictions to resolve regional and statewide transportation and planning issues that impact Tualatin. Of particular import with respect to the SWRSIA are connections between I-5 and Highway 99W for freight traffic and industrial users. The list of participating agencies that served on the Technical advisory

Committee (TAC) is included in Attachment G. Similar coordination will occur during the City's periodic review and EOA process.

The proposed amendments conform to Goal 9.

Goal 11 - Public Facilities and Services
To plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development.

The SWRSIA includes approximately 431 gross acres of land. The SWCP identifies how sewer, water and storm drainage could be provided to the area. PTA-10-04, and the companion PMA-10-02, provides the details for these infrastructure elements and respective costs. With respect to sewer and storm drainage facilities, properties within the SWRSIA will need to be annexed into the Clean Water Services (CWS) service area prior to receiving service. For public services the area will be served by the City of Tualatin Police Department when annexed. Until annexation the area will be served by Washington County Sheriff's Department. Fire Service is currently provided by Tualatin Valley Fire & Rescue and, upon annexation, TVF&R will continue to serve the area.

The proposed amendments conform to Goal 11.

Goal 12 – Transportation
To provide and encourage a safe, convenient and economic transportation system.

PTA-10-04 and the companion PMA-10-02 identify the transportation system, including streets, pedestrian and bicycle facilities, and other forms of transportation, for the SWRSIA that is adequate to handle truck and automobile trips as the area develops in the future in such a way to encourage industrial development while preserving existing residential neighborhoods to the east, minimizing industrial traffic and congestion in the Town Center area, and successfully implementing the City's economic development goals.

The effects of the proposed transportation system with respect to local, regional, state and federal policies was addressed as part of the planning process for the Southwest Tualatin Concept Plan. Included in this analysis was an evaluation of Transportation Planning Rule (TPR) requirements pertaining to plan and land use regulation amendments as contained in Oregon Administrative Rules section 660-012-0060. Per this rule, proposed changes to land use plans must determine whether the proposed change would create a —significant effect" on the planned transportation system. The Kittelson & Associates, Inc., Technical Memorandum *2010 Concept Plan Alternative Without a Blake Street Connection* (July 27, 2010) makes the following TPR findings:

- The adopted Tualatin and Washington County TSPs and the adopted [2035] Regional Transportation Plan assumed that urbanization would occur in the SWCP area prior to those three plans' respective horizon years.

- The three plans' traffic analyses were based on data from Metro's regional transportation model that included the trip-generation effects of urbanization in the Concept Plan area.
- The level of development now anticipated within the Concept Plan area by the three plans' horizon years is less than the level of development assumed in the Metro model versions for the same horizon years.

The memo concludes that since all three plans (1) have been adopted, (2) assumed the planning area would be rezoned in the future to allow urban levels of development, and (3) assumed a more intense level of urbanization by their respective horizon years than is reasonably likely to occur, amending the Tualatin Development Code (TDC) to incorporate community planning district designations for the SWRSIA will not create a TPR significant effect, on the basis of the Land Use Board of Appeal's (LUBA's) rulings in Mason v. City of Corvallis and Just v. City of Lebanon.

Further, the Oregon Department of Transportation, in a December 9, 2010 email from Marah B. Danielson, Senior Planner, ODOT Region 1 Planning (Attachment I), made the following comment:

> —I was able to obtain information from Metro that they have accepted the City's buildout rate that was used for the plan area. Therefore, since the trips generated by the site do not exceed the trips allocated to this area in the 2035 RTP [Regional Transportation Plan] ODOT has determined that there will not be a 'significant effect' on State highway facilities and we do not need additional information when the City of Tualatin moves forward with adopting the comprehensive plan designations and zoning for the SW Tualatin Concept Plan."

The proposed amendments conform to Goal 12.

Goal 13: Energy Conservation
To conserve energy.

PTA-10-04, and the companion PMA-10-02, establishes a comprehensive plan and applies planning district designations and development regulations that promote energy efficiency by proposing a new Manufacturing Business Park (MBP) Planning District that is intended to provide an aesthetically attractive working environment with campus-like grounds, attractive buildings, and other amenities appropriate to an employee-oriented activity. All streets within the SWRSIA would have bike lanes and sidewalks, and there are several pedestrian trails proposed as well, which will contribute to energy efficiency. Inclusion of local serving commercial services in the Manufacturing Business Park Commercial Services Overlay area north of SW Blake Street west of SW 120th Avenue is designed to reduce the number of local trips by employees to the downtown area of the City, as well as to take advantage of transit service in the event such service is provided on SW Tualatin-Sherwood Road or elsewhere in the planning area in the future. Coordinated design and development allows for maximized use of transportation systems and public facilities in the area, thereby further increasing energy efficiency.

The proposed amendments conform to Goal 13.

Goal 14: Urbanization
To provide for an orderly and efficient transition from rural to urban land use, to accommodate urban population and urban employment inside urban growth boundaries, to ensure efficient use of land, and to provide for livable communities.

Metro as part of ORD No. 02-969B, 02-990A and 04-1040B evaluated and determined that additional land was necessary in the Portland region for industrial development and included the SWRSIA in the UGB (except for a 50-acre area that had already been added to the UGB prior to 2002 and was already within Tualatin's Planning Area). PTA-10-04, along with its companion PMA-10-02, establishes the comprehensive plan and applies planning district designations and development regulations that allow the transition from rural to urban land uses by applying the Manufacturing Business Park (MBP) Planning District to the SWRSIA. These provisions will accommodate urban population and employment inside the UGB, while providing compatibility and consistency with abutting planning district designations.

Without the comprehensive plan and development regulations established by PTA-10-04 and the companion PMA-10-02 in place, the SWRSIA could not develop under the provisions of the Tualatin Development Code (TDC) to ensure compatibility with adjoining lands, implement transportation improvements, prescribe required infrastructure to serve the Concept Plan area and address environmental protection requirements. Further, Statewide Planning Goal 2 requires all parcels in each city and county to be designated with a planning district, as is proposed in PMA-10-02 for the SWRSIA. Without the proposed PTA-10-04 and its companion PMA-10-02 it would be unknown what the permitted uses, transportation, sewer, water, storm drainage, environmental regulations, and architectural requirements would be for the area. If the City does not establish the comprehensive plan, and apply planning district designations and development regulations for the SWRSIA, property owners could apply to the City and request the type of designation or regulations they preferred without a comprehensive view of compatibility with surrounding properties within the City. Efficient use of land and development of healthful, safe, aesthetic surroundings and conditions will best be ensured with the proposed amendments.

The proposed amendments conform to Goal 14.

Criterion "F" is met.

G. Metro's Urban Growth Management Functional Plan (MUGMFP).

The Metro Urban Growth Management Functional Plan (MUGMFP) was approved November 21, 1996, by the Metro Council, and became effective February 19, 1997. The purpose of the plan is to implement the Regional Urban Growth Goals and Objectives (RUGGO), including the 2040 Growth Concept. The Functional Plan must be addressed when Community Plan Text and Map Amendments are proposed through the quasi-judicial or legislative processes.

Specifically, *Metro Code, Title III, Planning, Chapter 3.07 Urban Growth Management Functional Plan* must be addressed, including the applicable Titles. Following is a discussion of those Titles of the MUGMFP that apply to the proposed PTA-10-04 and the companion PMA-10-02.

Title 1 – Requirements for Housing and Employment Accommodation
This section of the Functional Plan facilitates efficient use of land within the Urban Growth Boundary (UGB). Each city and county has determined its capacity for providing housing and employment which serves as their baseline and if a city or county chooses to reduce capacity in one location, it must transfer that capacity to another location. Cities and counties must report changes in capacity annually to Metro.

PTA-10-04 and the companion PMA-10-02 will apply the new Manufacturing Business Park (MBP) Planning District to the SWRSIA, with a small area north of SW Blake Street designated with the Manufacturing Business Park Commercial Services Overlay to allow limited local serving commercial uses. The Design Type (as approved in Tualatin's compliance with the Functional Plan) for this area would be IA, Industrial Area (TDC Figure 9-4), which anticipates industrial development. Therefore, additional employment opportunities will be provided if PTA-10-04 and PMA-10-02 are approved. Housing opportunities are not applicable as the proposed planning district designations are for industrial and limited commercial uses. The proposed amendments provide an opportunity to increase employment densities to accommodate growth without changing housing opportunities in the City.

The proposed amendments are consistent with Title 1.

Title 2 – Regional Parking Policy
This title establishes regionwide parking policies that set the minimum number of parking spaces that can be required by local governments for certain types of new development. It does not affect existing development. Parking maximums are also specified.

Title 2 of the MUGMFP was repealed by Metro ORD. No. 10-1241B (adopted by Metro Council on June 10, 2010), and was moved in its entirety to Metro Code Chapter 3.08 Regional Transportation Functional Plan (RTFP) as Title 4 Regional Parking Management. This section discusses Title 4 Regional Parking Management as it applies to the Southwest Tualatin Concept Plan (SWCP) area. Supporting tables and figures in the attachments to this Analysis and Findings for PTA-10-04 and PMA-10-02 that are relevant to this discussion include: Amended Figure 73-3 Parking Maximum Map in Attachment D; and Attachment H, which contains excerpts from the table of Off-Street Parking Provisions [TDC 73.370(2)].

Metro Code Chapter 3.08, Regional Transportation Functional Plan
Title 4 – Regional Parking Management
3.08.410 Parking Management

A. Cities and county parking regulations shall establish parking ratios, consistent with the following:

1. **No minimum ratios higher than those shown on Table 3.08-3.**
2. **No maximum ratios higher than those shown on Table 3.08-3 and illustrated in the Parking Maximum Map. If 20-minute peak hour transit service has become available to an area within a one-quarter mile walking distance for bus transit or one-half mile walking distance from a high capacity transit station, that area shall be added to Zone A. If 20-minute peak hour transit service is no longer available to an area within a one-quarter mile walking distance for bus transit or one-half mile walking distance from a high capacity transit station, that area shall be removed from Zone A. Cities and counties should designate Zone A parking ratios in areas with good pedestrian access to commercial or employment areas (within one-third mile walk) from adjacent residential areas.**

Future development that occurs in the Southwest Tualatin Concept Plan area and specifically in the Southwest Tualatin Regionally Significant Industrial Area (SWRSIA) portion of the planning area will be required to conform to the comprehensive plan and development regulations established by PTA-10-04 and PMA-10-02 for the Manufacturing Business Park (MBP) Planning District. This will include compliance with Tualatin Development Code (TDC) Chapter 73 Community Design Standards, which establishes off-street parking and loading provisions in Section 73.370 that would regulate minimum and maximum parking ratios in the planning area. As shown on Figure 73-3 Parking Maximum Map in Attachment D, the SWRSIA would be in Zone B, since it would not meet Zone A criteria as defined by Title 4 of Metro Code Chapter 3.08. Maximum motor vehicle parking requirements in the SWRSIA would be as shown in the table contained in Section 73.370 of the TDC (excerpts of which are included in Attachment H of this Supplement 2 for reference), consistent with Table 3.08-3 Regional Parking Ratios of the Regional Transportation Functional Plan (RTFP).

B. Cities and counties may establish a process for variances from minimum and maximum parking ratios that includes criteria for a variance.

Future development in the SWRSIA portion of the Southwest Tualatin Concept Plan area will be required to comply with the comprehensive plan and development regulations established by PTA-10-04 and PMA-10-02 for the MBP Planning District. This will include compliance with TDC Chapter 33 Variances. A variance may be requested to TDC Chapter 73, which includes the off-street parking and loading provisions discussed under (A) above. Conditions for granting a variance are contained in TDC Section 33.020.

F. Cities and counties shall require that parking lots more than three acres in size provide street-like features, including curbs, sidewalks and street trees or planting strips. Major driveways in new residential and mixed-use areas shall meet the connectivity standards for full street connections in section 3.08.110, and should line up with surrounding streets except where prevented by topography, rail lines,

freeways, pre-existing development or leases, easements or covenants that existed prior to May 1, 1995, or the requirements of Titles 3 and 13 of the UGMFP.

As stated above, future development in the SWRSIA portion of the Southwest Tualatin Concept Plan area will be required to comply with comprehensive plan and development regulations established by PTA-10-04 and PMA-10-02 for the MBP Planning District. This will include compliance with TDC Chapter 73 Community Design Standards, which establishes site planning standards in Section 73.160, and off-street parking lot landscaping standards in Sections 73.340 and 73.360, and TDC Chapter 75 Access Management, which regulates driveway access and connectivity with the transportation system. Compliance with the TDC regulations will ensure that the requirements of this subsection of Title 4 of Metro Code Chapter 3.08 are met.

H. To encourage the use of bicycles and ensure adequate bicycle parking for different land uses, cities and counties shall establish short-term (stays of less than four hours) and long-term (stays of more than four hours and all-day/monthly) bicycles parking minimums for:
2. New retail, office and institutional developments;

Future development in the SWRSIA portion of the Southwest Tualatin Concept Plan area will be required to comply with comprehensive plan and development regulations established by PTA-10-04 and PMA-10-02 for the MBP Planning District. Bicycle parking requirements in the SWRSIA would be as shown in the table contained in Section 73.370 of the TDC (excerpts of which are included in Attachment H of this Supplement 2 for reference). TDC Sections 73.370(n)-(v) establish access and design standards for bicycle parking.

The proposed amendments are consistent with Title 4 Regional Parking Management of Metro Code Chapter 3.08 Regional Transportation Functional Plan (RTFP),

Title 3 – Water Quality, Flood Management, and Fish and Wildlife Conservation
The goal of the Stream and Floodplain Protection Plan (Title 3) is to protect the region's health and public safety by reducing flood and landslide hazards, controlling soil erosion and reducing pollution of the region's waterways. Title 3 specifically implements the Oregon Statewide Land Use Goals 6 and 7 by protecting streams, rivers, wetlands and floodplains by avoiding, limiting or mitigating the impact on these areas from development.

On April 9, 2001, the City of Tualatin approved Plan Text Amendment (PTA) 99-12 and adopted Ordinance No. 1070-01, an ordinance relating to water quality, flood plain management, and erosion control, to comply with Metro's Urban Growth Management Functional Plan (UGMFP) Title 3. Ordinance 1070-01 amended several chapters of the Tualatin Development Code (TDC) including: 14. Draining Plan and Surface Water Management; 31. General Provisions; 32. Conditional Uses; 33. Variances; 36. Subdividing, Partitioning, and Property Line Adjustments; 70. Floodplain District; 72. Natural Resource

Protection Overlay District; 73. Community Design Standards; and 74. Public Improvement Requirements. The amendments were made to refer to Clean Water Services (formerly Unified Sewerage Agency [USA]) regulations, which had been found by Metro to be consistent with Title 3, thus bringing Tualatin into conformance with Title 3 as well.

With respect to the Southwest Tualatin Concept Plan, according to the analysis conducted for the Southwest Tualatin Concept Plan (as summarized on pages 15-16 of the 2010 Update; October 11, 2010) and additional information obtained from a study conducted for the I-5 to 99W Connector project titled *I-5 to 99W Connector Project Alternative Analysis Report – June 2008*, portions of the study area are characterized by steep slopes greater than 40 percent gradient and some slopes that are 15 to 40 percent gradient. These slopes are most likely due to aggregate mining in the planning area. Along Coffee Lake Creek, there are small areas with a high liquefaction hazard, and there is an indication of possible moderate erosion hazard on the westerly portion of the SWRSIA. In addition, air, water and land resource quality have been considered and appropriate measures taken to ensure that state and federal regulations will be met. Further, it is assumed that future development that occurs in the SWRSIA will be required to conform with the comprehensive plan and development regulations established by PTA-10-04 and PMA-10-02 for the Manufacturing Business Park (MBP) Planning District, which includes compliance with environmental regulations contained in Chapter 63 and elsewhere in the Tualatin Development Code (TDC) to protect people and property from natural hazards.

The proposed amendments are consistent with Title 3.

Title 4 – Industrial and Other Employment Areas
3.07.410 Purpose and Intent
The Regional Framework Plan calls for a strong regional economy. To improve the economy, Title 4 seeks to provide and protect a supply of sites for employment by limiting the types and scale of non-industrial uses in Regionally Significant Industrial Areas (RSIAs), Industrial and Employment Areas. Title 4 also seeks to provide the benefits of —clustering" to those industries that operate more productively and efficiently in proximity to one another than in dispersed locations. Title 4 further seeks to protect the capacity and efficiency of the region's transportation system for the movement of goods and service and to encourage the location of other types of employment in Centers, Corridors, Main Streets and Station Communities.

The Metro analysis associated with ORD. No. 02-969B, 02-990A, and 04-1040B looked at the economic needs of the entire Metro area with respect to land that should be added to the urban growth boundary (UGB). The conclusion of the analyses was to add land for industrial purposes, including Regionally Significant Industrial Area (RSIA) within the SWRSIA.

At the local level, the Manufacturing Business Park (MBP) Planning District designation as proposed in PTA-10-04 and the companion PMA-10-02 will allow for approximately 352 net buildable acres of future development, including approximately 336 net acres for industrial uses and a 16-acre area for limited commercial services in the Manufacturing Business Park Commercial Services Overlay area bounded by SW Blake Street on the south and SW Itel

Street on the north in the north part of the planning area. Permitted uses within the MBP Planning District will be limited to the following:

(1) Research and development offices and laboratories for chemical, engineering, and physical sciences; medical and pharmaceutical products; alternative energy production from sources such as solar and wind; industrial products and consumer products.
(2) Manufacture, assembly and production uses except the uses and activities listed as prohibited in 64.040:
(3) Food and beverage product processing and packaging.
(4) Metal fabrication (light to medium) (of unfinished or semi-finished metals).
(5) Molding of products from plastic and ceramic materials.
(6) Printing and publishing.
(7) Warehousing related to the above uses.
(8) Offices when part of a manufacturing use as listed in (1) through (7) above.
(9) Corporate, regional, or district office headquarters for any use permitted in this Code, provided that the offices occupy at least 20,000 square feet and that no manufacturing is conducted where not otherwise permitted in this chapter.
(10) Private parking lot improved and landscaped in accordance with TDC Chapter 73.
(11) Greenways and Natural Areas, including but not limited to bike and pedestrian paths and interpretive stations.
(12) Sewer and Water Pump Station, Pressure Reading Station. Water Reservoir.
(13) Public works shop and storage yard.
(14) Electrical substation.
(15) Natural gas pumping station.
(16) Wireless communication facility attached.
(17) Transportation Facilities and Improvements.
(18) Accessory Uses, incidental and subordinate to a permitted or conditionally permitted primary use.
(19) Other uses of similar character, when found by the Community Development Director to meet the purpose of this district, as provided in TDC 31.070.

Conditional uses in the MBP Planning District will be limited to:

(1) Wireless communication facility.
(2) Training center and facilities for primarily industrial activities.
(3) Film and video production.
(4) Caretaker residence.

Local serving commercial uses permitted in the MBP Commercial Services Overlay will be limited to:

(1) General offices.
(2) Branch banks and ATM banking kiosks.
(3) Medical and healing arts offices.
(4) Child day care center.
(5) Food store.
(6) Restaurant, without drive-up or drive through facilities.
(7) Dry Cleaners.
(8) Printing, copying and office services.

Exhibit D

The maximum floor area for a single use in the Commercial Services Overlay will be 3,000 square feet and the maximum building size for a building with multiple tenants will be 20,000 sq. ft.

By specifically limiting the type of industrial uses permitted in the SWCP area within the MBP Planning District, and thus limiting the types and scale of non-industrial uses in this primarily Regionally Significant Industrial Area (RSIA), the proposed PTA-10-04 and companion PMA-10-02 will help to provide and protect a supply of sites for industrial employment and traded-sector industries with family wage jobs in the Portland metro region. In addition, the RSIA land within the planning area will help satisfy the regional need for large-lot industrial sites (those 100 acres or larger in size).

3.07.420 Protection of Regionally Significant Industrial Areas

A. Regionally Significant Industrial Areas (RSIAs) are those areas near the region's most significant transportation facilities for the movement of freight and other areas most suitable for movement and storage of goods. Each city and county with land use planning authority over RSIAs shown on the Employment and Industrial Areas Map shall derive specific plan designation and zoning district boundaries of RSIAs within its jurisdiction from the Map, taking into account the location of existing uses that would not conform to the limitations on non-industrial uses in this section and the need to achieve a mix of employment uses.

The Manufacturing Business Park (MBP) Planning District designation as proposed in PTA-10-04 and the companion PMA-10-02 will allow for approximately 352 net buildable acres of future development, including approximately 336 net acres for industrial uses and a 16-acre area for limited commercial services in the Manufacturing Business Park Commercial Services Overlay area bounded by SW Blake Street on the south and SW Itel Street on the north in the north part of the SWRSIA. By specifically limiting the type of industrial uses permitted in the planning area within the MBP Planning District, and thus limiting the types and scale of non-industrial uses in this primarily Regionally Significant Industrial Area (RSIA), the proposed PTA-10-04 and companion PMA-10-02 will help to provide and protect a supply of sites for industrial employment and as well as protect the overall amount of RSIAs in the Portland metro area.

B. Cities and counties shall review their land use regulations and revise them, if necessary, to include measures to limit the size and location of new buildings for retail commercial uses - such as stores and restaurants - and retail and professional services that cater to daily customers -- such as financial, insurance, real estate, legal, medical and dental offices – to ensure that they serve primarily the needs of workers in the area. One such measure shall be that new buildings for stores, branches, agencies or other outlets for these retail uses and services shall not occupy more than 3,000 square feet of sales or service area in a single outlet, or multiple outlets that occupy more than 20,000 square feet of sales or service area in

a single building or in multiple buildings that are part of the same development project, with the following exceptions:

1. Within the boundaries of a public use airport subject to a facilities master plan, customary airport uses, uses that are accessory to the travel-related and freight movement activities of airports, hospitality uses, and retail uses appropriate to serve the needs of the traveling public; and

2. Training facilities whose primary purpose is to provide training to meet industrial needs.

Local serving commercial uses as proposed in PTA-10-04 and the companion PMA-10-02 will be limited to the area designated Manufacturing Business Park Commercial Services Overlay area bounded by SW Blake Street on the south and SW Itel Street on the north in the north part of the SWRSIA. The maximum floor area for a single use in the MBP Commercial Services Overlay will be 3,000 square feet and the maximum building size for a building with multiple tenants will be 20,000 sq. ft. Uses are designed to serve primarily the needs of workers in the planning area. Training centers and facilities for primarily industrial activities will be allowed as a conditional use in the Manufacturing Business Park (MBP) Planning District.

C. Cities and counties shall review their land use regulations and revise them, if necessary, to include measures to limit the siting and location of new buildings for the uses described in subsection B and for non-industrial uses that do not cater to daily customers—such as banks or insurance processing centers—to ensure that such uses do not reduce off-peak performance on Main Roadway Routes and Roadway Connectors shown on the Regional Freight Network Map in the Regional Transportation Plan or require added road capacity to prevent falling below the standards.

The Regional Freight Network map contained in the 2035 Regional Freight Plan, which is part of the 2035 RTP, identifies Highway 99W as a main roadway route, and SW Tualatin Sherwood Road and SW 124th Avenue as road connectors. By specifically limiting the type of non-industrial uses permitted in the SWRSIA within the MBP Commercial Services Overlay to those designed to serve primarily the needs of workers in the SWRSIA, and not locating the Overlay area directly on SW Tualatin-Sherwood Road, the proposed PTA-10-04 and companion PMA-10-02 will help ensure that the uses do not reduce off-peak performance on these main roadway routes and connectors or require added road capacity to prevent falling below standards.

D. Cities and counties shall review their land use regulations and revise them, if necessary, to prohibit the siting of schools, places of assembly larger than 20,000 square feet or parks intended to serve people other than those working or residing in the RSIA.

The Manufacturing Business Park (MBP) Planning District, as proposed in PTA-10-04 and the companion PMA-10-02, does not allow schools, places of assembly or parks intended to serve people other than those working or residing in the SWRSIA as permitted or conditional uses. Places of assembly are proposed to be expressly prohibited within the MBP Planning District.

E. No city or county shall amend its land use regulations that apply to lands shown as RSIA on the Employment and Industrial Areas Map to authorize uses described in subsection B that were not authorized prior to July 1, 2004.

As discussed under subsection B, above, the proposed PTA-10-04 and accompanying PMA-10-02 would not authorize uses other than those described in subsection B. Further, no uses that were not authorized prior to July 1, 2004, would be allowed.

F. Cities and counties may allow division of lots or parcels into smaller lots or parcels as follows:

1. Lots or parcels smaller than 50 acres may be divided into any number of smaller lots or parcels.

2. Lots or parcels 50 acres or larger may be divided into smaller lots and parcels pursuant to a master plan approved by the city or county so long as the resulting division yields at least one lot or parcel of at least 50 acres in size.

3. Lots or parcels 50 acres or larger, including those created pursuant to paragraph 2 of this subsection, may be divided into any number of smaller lots or parcels pursuant to a master plan approved by the city or county so long as at least 40 percent of the area of the lot or parcel has been developed with industrial uses or uses accessory to industrial use, and no portion has been developed, or is proposed to be developed, with uses described in subsection B of this section.

4. Notwithstanding paragraphs 2 and 3 of this subsection, any lot or parcel may be divided into smaller lots or parcels or made subject to rights-of-way for the following purposes:

a. To provide public facilities and services;

b. To separate a portion of a lot or parcel in order to protect a natural resource, to provide a public amenity, or to implement a remediation plan for a site identified by the Oregon Department of Environmental Quality pursuant to ORS 465.225;

c. To separate a portion of a lot or parcel containing a nonconforming use from the remainder of the lot or parcel in order to render the remainder more practical for a permitted use; or

d. To allow the creation of a lot solely for financing purposes when the created lot is part of a master planned development.

The new Manufacturing Business Park (MBP) Planning District, as contained in the new Chapter 64 of the Tualatin Development Code (TDC), and proposed in PTA-10-04 and the

companion PMA-10-02, includes the following language with respect to division of RSIA-designated land within the SWRSIA consistent with subsection F:

64.040(1) Except for lots for public utility facilities, natural gas pumping stations and wireless communication facilities which shall be established through the Subdivision, Partition or Lot Line Adjustment process, the following requirements shall apply, except as otherwise provided in TDC Chapter 37.

(a) The minimum lot area is 20,000 sq. ft. for parcels not identified in the RSIA on Map 9-5.

(b) In accordance with the Metro RSIA designation and Metro Ordinance No. 02-969B and No. 02-990A, the minimum lot area for one or more parcels in the RSIA identified on Map 9-5 is 100 acres and 50 acres. When the minimum lot area of one or more Lots of Record in the RSIA is 100 acres, the minimum lot area for one or more lots may be reduced to 50 acres.

(c) When the minimum lot area requirements for RSIA designated properties in (b) are met through a land platting process or established in an Industrial Master Plan process, the minimum lot size for remaining parcels located in the RSIA is 20,000 sq. ft.

(d) The minimum lot area of a property within the RSIA may be reduced to less than 100 acres or 50 acres pursuant to an approved Industrial Master Plan as provided in TDC Chapter 37,...

(6) Lots or remnant areas created by the location of public streets may be less than 100 acres if necessary to create a logical, safe network of streets in the District.

G. Notwithstanding subsection B of this section, a city or county may allow the lawful use of any building, structure or land at the time of enactment of an ordinance adopted pursuant to this section to continue and to expand to add up to 20 percent more floor area and 10 percent more land area. Notwithstanding subsection E of this section, a city or county may allow division of lots or parcels pursuant to a master plan approved by the city or county prior to July 1, 2004.

Chapter 35, Nonconforming Uses, Structures and Signs, will apply to land within the SWRSIA following approval of PTA-10-04 and PMA-10-02 and annexation of any property within the planning area into the City.

3.07.430 Protection of Industrial Areas

A. Cities and counties shall review their land use regulations and revise them, if necessary, to include measures to limit new buildings for retail commercial uses—such as stores and restaurants—and retail and professional services that cater to daily customers—such as financial, insurance, real estate, legal, medical and dental offices—in order to ensure that they serve primarily the needs of workers in the area. One such measure shall be that new buildings for stores, branches, agencies or other outlets for these retail uses and services shall not occupy more than 5,000

square feet of sales or service area in a single outlet, or multiple outlets that occupy more than 20,000 square feet of sales or service area in a single building or in multiple buildings that are part of the same development project, with the following exceptions:

1. Within the boundaries of a public use airport subject to a facilities master plan, customary airport uses, uses that are accessory to the travel-related and freight movement activities of airports, hospitality uses, and retail uses appropriate to serve the needs of the traveling public; and

2. Training facilities whose primary purpose is to provide training to meet industrial needs.

The Manufacturing Business Park (MBP) Planning District designation as proposed in PTA-10-04 and the companion PMA-10-02 will allow for approximately 352 net buildable acres of future development, including approximately 336 net acres for industrial uses and a 16-acre area for limited commercial services in the Manufacturing Business Park Commercial Services Overlay area bounded by SW Blake Street on the south and SW Itel Street on the north in the north part of the SWRSIA. By specifically limiting the type of industrial uses permitted within the MBP Planning District, and thus limiting the types and scale of non-industrial uses in this primarily Regionally Significant Industrial Area (RSIA), the proposed PTA-10-04 and companion PMA-10-02 will help to provide and protect a supply of sites for industrial employment and as well as protect the overall amount of industrial land in the Portland metro area.

As discussed above, local serving commercial uses as proposed in PTA-10-04 and the companion PMA-10-02 will be limited to the area designated Manufacturing Business Park Commercial Services Overlay area between SW Blake Street and SW Itel Street in the north part of the SWRSIA. The maximum floor area for a single use in the MBP Commercial Services Overlay will be 3,000 square feet and the maximum building size for a building with multiple tenants will be 20,000 sq. ft. Uses are designed to serve primarily the needs of workers in the planning area. Training centers and facilities for primarily industrial activities will be allowed as a conditional use in the Manufacturing Business Park (MBP) Planning District.

3.07.450 Employment and Industrial Areas Map

A. The Employment and Industrial Areas Map is the official depiction of the boundaries of Regionally Significant Industrial Areas, Industrial Areas and Employment Areas.

B. If the Metro Council adds territory to the UGB and designates all or part of the territory Regionally Significant Industrial Area, Industrial Area or Employment Area, after completion of Title 11 planning by the responsible city or county, the Chief Operating Officer (COO) shall issue an order to conform the map to the boundaries established by the responsible city or county. The order shall also make necessary amendments to the Habitat Conservation Areas Map, described in section 3.07.1320 of Title 13 of this chapter, to ensure implementation of Title 13.

In order to establish a comprehensive plan and development regulations for the SWRSIA, PTA-10-04 proposes amendments to several chapters of the TDC and adds a new Chapter 64 Manufacturing Business Park Planning District (MBP). The companion PMA-10-02 designates the planning area with the City's Planning District designations. The Manufacturing Business Park (MBP) Planning District designation as proposed in PTA-10-04 and the companion PMA-10-02 will allow for approximately 352 net buildable acres of future development, including approximately 336 net acres for industrial uses and a 16-acre area for limited commercial services in the Manufacturing Business Park Commercial Services Overlay area between SW Blake Street on the south and SW Itel Street on the north in the north part of the SWRSIA. By specifically limiting the type of industrial uses permitted within the MBP Planning District, and thus limiting the types and scale of non-industrial uses in this primarily Regionally Significant Industrial Area (RSIA), the proposed PTA-10-04 and companion PMA-10-02 will implement the RSIA and Industrial Area designations made by Metro when the SWRSIA was added to the urban growth boundary (UGB) in December 2002 and June 2004. PTA-10-04 includes an amended Map 9-4: Design Type Boundaries, which shows the boundaries established through the concept planning process including the expanded boundary of the Industrial Area (IA) Design Type to include the SWRSIA (see Attachment D).

The proposed amendments are consistent with Title 4.

Title 5 – Neighbor Cities and Rural Reserves
This section of the Functional Plan directs Metro to work with its neighbor cities to protect common locations for green corridors along transportation corridors connecting the Metro region and each neighboring city. The intent is to protect the land along these corridors from continuous strip development to maintain their rural character and agricultural economy. Metro's neighboring cities are Canby, Sandy and North Plains.

The SWRSIA does not have a Green Corridor designation; therefore, Title 5 does not apply to PTA-10-04 and the companion PMA-10-02.

Title 6 – Central City, Regional Centers, Town Centers and Station Communities
The intention of Title 6 is to enhance the Centers designated on 2040 Growth Concept Map by encouraging development in these Centers.

The SWRSIA is not proposed as a Central City, Regional Center, Town Center or Station Community; therefore, Title 6 does not apply to PTA-10-04 and the accompanying PMA 10-02.

Title 7 – Affordable Housing
This section of the functional plan will ensure that all cities and counties in the region are providing opportunities for affordable housing for households of all income levels.

Title 7 does not apply to the proposed PTA-10-04 and the companion PMA-10-02 because no residential use is proposed in the SWRSIA, as required by Metro when the land was brought into the urban growth boundary (UGB).

Title 11 – Planning for New Urban Areas
3.07.1105 Purpose and Intent
The Regional Framework Plan calls for long-range planning to ensure that areas brought into the UGB are urbanized efficiently and become or contribute to mixed-use, walkable, transit-friendly communities. It is the purpose of Title 11 to guide such long-range planning for urban reserves and areas added to the UGB. It is also the purpose of Title 11 to provide interim protection for areas added to the UGB until city or county amendments to land use regulations to allow urbanization become applicable to the areas. Provision for annexation to the district and to a city or any necessary service districts prior to urbanization of the territory or incorporation of a city or necessary service districts to provide all required urban services.

The purpose of the concept planning process is to provide long-range planning for the SWRSIA to ensure that lands within it are urbanized efficiently and become or contribute to mixed-use, walkable, transit-friendly communities within the Portland metro region. Land within the SWRSIA was added to the urban growth boundary (UGB) by Metro in 2002 and 2004. Most of the land was designated Regionally Significant Industrial Area (RSIA) with the remainder designated Industrial. All of the SWRSIA is within Tualatin's Urban Planning Area. . After adoption of PTA-10-04 and the companion PMA-10-02, areas that are within Tualatin's Urban Planning Area will be available for annexation into the City.

3.07.1120 Planning for Areas Added to the UGBA.

A. The county or city responsible for comprehensive planning of an area, as specified by the intergovernmental agreement adopted pursuant to 3.07.1110C(7) or the ordinance that added the area to the UGB, shall adopt comprehensive plan provisions and land use regulations for the area to address the requirements of subsection C by the date specified by the ordinance or by Metro Code 3.01.040(b)(4).

The City signed an intergovernmental agreement (IGA) with Metro in 2008 for concept planning in the SWRSIA. Initially, concept planning was to be completed by March 2010, however, the City requested and Metro approved extensions to August 2010 and then to March 2011. The current planning schedule will complete the process by March 1, 2011.

C. Comprehensive plan provisions for the area shall include:

1. Specific plan designation boundaries derived from and generally consistent with the boundaries of design type designations assigned by the Metro Council in the ordinance adding the area to the UGB;

PTA-10-04 and the companion PMA-10-02 will apply the new Manufacturing Business Park (MBP) Planning District to the SWRSIA, with a small area north of SW Blake Street designated with the Manufacturing Business Park Commercial Services Overlay to allow limited local serving commercial uses. The Design Type (as approved in

Tualatin's compliance with the Functional Plan) for the planning area would be IA, Industrial Area (TDC Figure 9-4), which anticipates industrial development. By specifically limiting the type of industrial uses permitted in the SWRSIA within the MBP Planning District, and thus limiting the types and scale of non-industrial uses in this primarily Regionally Significant Industrial Area (RSIA), the proposed PTA-10-04 and companion PMA-10-02 will implement the RSIA and Industrial Area designations made by Metro when the area was added to the urban growth boundary (UGB) in December 2002 and June 2004.

2. Provision for annexation to a city and to any necessary service districts prior to, or simultaneously with, application of city land use regulations intended to comply with this subsection;

The SWRSIA is within Tualatin's Urban Planning Area. After adoption of PTA-10-04 and the companion PMA-10-02, areas will be available for annexation into the City.

3. Provisions that ensure zoned capacity for the number and types of housing units, if any, specified by the Metro Council pursuant to Metro Code 3.01.040(b)(2);

This requirement does not apply to the proposed PTA-10-04 and the companion PMA-10-02 because no residential use is proposed in the SWRSIA, as required by Metro when the land was brought into the UGB.

4. Provision for affordable housing consistent with Title 7 of the Urban Growth Management Functional Plan if the comprehensive plan authorizes housing in any part of the area;

This requirement does not apply to the proposed PTA-10-04 and the companion PMA-10-02 because no residential use is proposed in the SWRSIA.

5. Provision for the amount of land and improvements needed, if any, for public school facilities sufficient to serve the area added to the UGB in coordination with affected school districts. This requirement includes consideration of any school facility plan prepared in accordance with ORS 195.110;

This requirement does not apply to the proposed PTA-10-04 and the companion PMA-10-02 because no residential use is proposed in the SWRSIA and, therefore, no public school facilities will be affected by development within the planning area.

6. Provision for the amount of land and improvements needed, if any, for public park facilities sufficient to serve the area added to the UGB in coordination with affected park providers;

Based on the industrial nature of future development in the SWRSIA, no specific recreational needs were identified. However, recreational opportunity will be provided by

pedestrian trails throughout the planning area as proposed in PTA-10-04 and the accompanying PMA-10-02. In addition, the transportation system within the SWRSIA, which will have sidewalks and bike lanes, will link directly with the City's existing roadway system and provide links to recreational resources elsewhere in the City.

7. A conceptual street plan that identifies internal street connections and connections to adjacent urban areas to improve local access and improve the integrity of the regional street system. For areas that allow residential or mixed-use development, the plan shall meet the standards for street connections in the Regional Transportation Functional Plan;

As discussed earlier in this Analysis and Findings under Statewide Planning Goal 12, Transportation, PTA-10-04 and the companion PMA-10-02 identify the transportation system, including streets, pedestrian and bicycle facilities, and other forms of transportation, for the SWRSIA. This system is adequate to handle truck and automobile trips as the area develops in the future in such a way to encourage industrial development while preserving existing residential neighborhoods to the east, minimizing industrial traffic and congestion in the Town Center area, and successfully implementing the City's economic development goals.

The effects of the proposed transportation system with respect to local, regional, state and federal policies was addressed as part of the planning process for the Southwest Tualatin Concept Plan. Included in this analysis was an evaluation of Transportation Planning Rule (TPR) requirements pertaining to plan and land use regulation amendments as contained in Oregon Administrative Rules section 660-012-0060. The Kittelson & Associates, Inc., Technical Memorandum *2010 Concept Plan Alternative Without a Blake Street Connection* (July 27, 2010) concludes that amending the Tualatin Development Code (TDC) to incorporate planning district designations for the SWRSIA will not create a TPR significant effect. Further, the Oregon Department of Transportation, in a December 9, 2010 email from Marah B. Danielson, Senior Planner, ODOT Region 1 Planning (Attachment I), made the following comment:

> —...since the trips generated by the site do not exceed the trips allocated to this area in the 2035 RTP [Regional Transportation Plan] ODOT has determined that there will not be a 'significant effect' on State highway facilities and we do not need additional information when the City of Tualatin moves forward with adopting the comprehensive plan designations and zoning for the SW Tualatin Concept Plan."

8. Provision for the financing of local and state public facilities and services; and

The SWRSIA includes approximately 431 gross acres of land. The Fiscal Impact Analysis prepared as part of the Southwest Tualatin Concept Plan determined the cost and revenues that would be generated by development in the planning area when property annexes to the City. The study analyzed revenue from property tax, franchise

fees, and other potential revenue sources and compared that estimate to the costs the City could incur.

9. A strategy for protection of the capacity and function of state highway interchanges, including existing and planned interchanges and planned improvements to interchanges.

See discussion under subsection 7, above, and comment from ODOT Region 1 Planning regarding determination of no —significant effect" on State highway facilities.

3.07.1130 Interim Protection of Areas Added to the UGB
Until land use regulations that comply with Metro Code Section 3.07.1120 become applicable to the area, the city or county responsible for planning the area added to the UGB shall not adopt or approve:

B. A land use regulation or zoning map amendment that allows commercial or industrial uses not allowed under regulations in effect at the time of addition of the area to the UGB;

This requirement does not apply to the proposed PTA-10-04 and the companion PMA-10-02 because no land use regulations or zoning map amendments that allow commercial or industrial uses not allowed under regulations in effect at the time of addition of the SWRSIA to the UGB have been adopted or approved.

C. A land division or partition that would result in creation of a lot or parcel less than 20 acres in size, except for public facilities and services as defined in Metro Code Section 3.01.010, or for a new public school;

This requirement does not apply to the proposed PTA-10-04 and the companion PMA-10-02 because no land division or partition that would result in creation of a lot or parcel less than 20 acres in size in the SWRSIA has been adopted or approved.

D. In an area designated by the Metro Council in the ordinance adding the area to the UGB as Regionally Significant Industrial Area:

1. A commercial use that is not accessory to industrial uses in the area; and

This requirement does not apply to the proposed PTA-10-04 and the companion PMA-10-02 because no commercial use that is not accessory to industrial uses in the area has been adopted or approved in the SWRSIA.

2. A school, a church, a park or any other institutional or community service use intended to serve people who do not work or reside in the area.

This requirement does not apply to the proposed PTA-10-04 and the companion PMA-10-02 because no school, church, park or any other institutional or community service use intended to serve people who do not work or reside in the SWRSIA has been adopted or approved in the planning area.

The proposed amendments are consistent with Title 11.

Title 12 – Protection of Residential Neighborhoods
The purpose of this title is to protect the region's existing residential neighborhoods from air and water pollution, noise and crime, and to provide adequate levels of public services.

PTA-10-04 proposes comprehensive plan and development regulations that protect existing residential neighborhoods. The proposed new Manufacturing Business Park Planning District (MBP) is intended to provide an aesthetically attractive working environment with campus-like grounds, attractive buildings, large lot configurations, a cohesive planned-development design and uses limited to those that are of a nature that will not conflict with other industrial uses or adjacent residential areas of the City. The companion PMA-10-02 establishes the specific planning designations. PTA-10-04 and PMA-10-02 provide the details for infrastructure elements such as transportation, sewer, water, and storm drainage. For public services the area will be served by the City of Tualatin Police Department when annexed. Until annexation the area will be served by Washington County Sheriff's Department. Fire Service is currently provided by Tualatin Valley Fire & Rescue and, upon annexation, TVF&R will continue to serve the area.

With respect to noise and environmental impacts, future industrial development will be required to comply with the requirements of TDC Chapter 63 Manufacturing Planning Districts – Environmental Regulations, which apply to all industrial planning districts adjacent to residential planning districts and protect adjacent residential areas from the adverse effects of industrial development. In addition, the new TDC Chapter 64 – Manufacturing Business Park Planning District (MBP) includes requirements for sound barrier construction to reduce noise impacts on adjacent residential areas.

The proposed amendments are consistent with Title 12.

Title 13 – Nature in Neighborhoods
The purpose of this title is to conserve, protect and restore a continuous ecologically viable streamside corridor system that is integrated with upland wildlife habitat and the surrounding urban landscape.

Natural resources were evaluated in the Southwest Tualatin Concept Plan (pages 15-16, 2010 Update; October 11, 2010) and were found to be highly modified by historical and current land uses. Protection of waters and wetlands will constrain many land uses because regulated areas are scattered across the planning area. The initial impression is that threatened and endangered species protections do not appear to impact development. According to Washington County, the greatest resource value in the area is for mineral and aggregate sources, and a major part of the SWRSIA currently is used for aggregate mining. No significant natural resources were identified in the area.

PTA-10-04 proposes comprehensive plan and development regulations that promote a healthy environment and natural landscape that improves livability. The proposed new Manufacturing Business Park (MBP) Planning District is intended to provide an aesthetically attractive working environment with campus-like grounds, attractive buildings, large lot configurations, and a cohesive planned-development design. The companion PMA-10-02 establishes the specific planning designations. In addition, future industrial development in the MBP Planning District will be required to comply with the environmental regulations of TDC Chapter 63, which apply to all industrial planning districts and which will help to protect and conserve natural resources in the SWRSIA.

The proposed amendments are consistent with Title 13.

Metro Ordinances No. 02-969B, 02-990A, and 04-1040B Conditions on Addition of Land to UGB

When land within the Southwest Tualatin Concept Plan (SWCP) area was added to the Urban Growth Boundary (UGB), certain conditions were imposed on the land as contained in Metro Ordinances No. 02-969B, 02-990A and 04-1040B. This section addresses the Conditions on Addition of Land to the Urban Growth Boundary (UGB) contained in these ordinances and Attachment B shows the UGB expansion areas and specifically which lands were brought into the UGB with each ordinance.

Exhibit M to Metro Ordinance No. 02-969B
Conditions on Addition of Land to UGB

Metro Ordinance No. 02-969B brought approximately 50 gross acres of land into the UGB. These lands are referred to as the —Tonquin Industrial Group" properties and are generally located immediately north of SW Tonquin Road and west of the Portland & Western Railroad tracks in the southeast part of the Southwest Tualatin Regionally Significant Industrial Area (SWRSIA) portion of the Southwest Tualatin Concept Plan (SWCP) area. All of the Tonquin Industrial Group area was designation Regionally Significant Industrial Area (RSIA) by Metro when it was brought into the UGB.

I. General Conditions Applicable to All Lands Added to the UGB

A. The city or county with land use planning responsibility for a study area included in the UGB shall complete the planning required by Metro Code Title 11, Urban Growth Management Functional Plan (—UGMFP"), section 3.07.1120 (—Title 11 planning") for the area. Unless otherwise stated in specific conditions below, the city or county shall complete Title 11 planning within two years. Specific conditions below identify the city or county responsible for each study area.

Initial planning work for the Southwest Tualatin Concept Plan (SWCP) area, including the Tonquin Industrial Group area, occurred between October 2004 and August 2005, and the SWCP was initially accepted by City Council on September 12, 2005. Work was then put on hold until *Tualatin Tomorrow*, the community visioning process, was complete. Work resumed

and was then put on hold until clarity emerged from the I-5 to 99W Connector process. Work activities recommenced in December 2009 when the SWCP Technical Advisory Committee (TAC) agreed that land use assumptions from 2005 were still appropriate. At that time, the estimated completion date was June 2010. The planning process has proceeded steadily since then with two extensions granted by Metro to allow for additional time to conduct traffic analysis in coordination with Sherwood, the Oregon Department of Transportation (ODOT) and Metro, and to respond to comments received from the public involvement process. The proposed PTA-10-04 was prepared by the City of Tualatin Community Development Department, Planning Division, as the final step in the planning process to establish the comprehensive plan and development regulations for the SWRSIA portion of the SWCP area. The companion PMA-10-02 establishes the planning districts that will apply to the planning area. The planning process is expected to be complete by March 2011.

B. The city or county with land use planning responsibility for a study area included in the UGB, as specified below, shall apply the 2040 Growth Concept design types shown on Exhibit N of this ordinance to the planning required by Title 11 for the study area.

When the Tonquin Industrial Group area was added to the UGB, it was given the Industrial Area (IA) design type, as well as designated Regionally Significant Industrial Area (RSIA) by Metro. Consistent with this condition, PTA-10-04 and the companion PMA-10-02 will apply the IA Design Type (TDC Map 9-4) and the new Manufacturing Business Park (MBP) Planning District to the area. By specifically limiting the type of industrial uses permitted in the SWRSIA within the MBP Planning District, and thus limiting the types and scale of non-industrial uses in this primarily RSIA, the proposed PTA-10-04 and companion PMA-10-02 will implement the RSIA and IA designations made by Metro when the area was added to the UGB.

Condition "B" is met.

C. The city or county with land use planning responsibility for a study area included in the UGB shall apply interim protection standards in Metro Code Title 11, UGMFP, section 3.07.1110, to the study area.

On October 23, 2007, Washington County enacted Ordinance No. 686, which applied the Future Development 20 Acre District (FD-20) to the unincorporated urban lands added to the urban growth boundary by Metro through a major or legislative amendment process after 1988. As stated in Ordinance No. 686: ~~"~~The FD-20 District recognizes the desirability of encouraging and retaining limited interim uses until the urban comprehensive planning for future urban development of these areas is complete. The provisions of this District are also intended to implement the requirements of Metro's Urban Growth Management Functional Plan."

With specific reference to the Tonquin Industrial Group area, which the ordinance refers to as Area of Special Concern 3, it is stated that Title 11 planning and FD-20 development applications within the area are subject to the following criteria:

- Future lot-parcel reconfigurations shall result in the largest practicable parcel. Reconfiguration of all remaining lots/parcels in this Area of Special Concern shall be in accordance with Section 3.07.420 of Metro's UGMFP.
- New commercial retail uses are prohibited.

Condition "C" is met.

D. In Title 11 planning, each city or county with land use planning responsibility for a study area included in the UGB shall recommend appropriate long-range boundaries for consideration by the Council in future expansion of the UGB or designation of urban reserves pursuant to 660 Oregon Administrative Rules Division 21.

All lands being considered in PTA-10-04 and the companion PMA-10-02 are already within the UGB, having been brought in between 2002 and 2004 by Metro. One area included in concept planning for the Southwest Tualatin Concept Plan (SWCP) called the Knife River Area, located in the southwest part of the SWCP area, is identified as potential Urban Reserve in Washington County, however this land is not part of the current SWRSIA and is not being considered in PTA-10-04 and PMA-10-02.

Condition "D" is met.

E. Each city or county with land use planning responsibility for a study area included in the UGB shall adopt provisions in its comprehensive plan and zoning regulations – such as setbacks, buffers and designated lanes for movement of slow-moving farm machinery – to ensure compatibility between urban uses in an included study area and agricultural practices on adjacent land outside the UGB zoned for farm or forest use.

The Tonquin Industrial Group area within the SWRSIA is within the UGB and completely surrounded by lands also located within the UGB, therefore, Condition "E" no longer applies.

F. Each city or county with land use planning responsibility for a study area included in the UGB shall apply Title 4 of the UGMFP to those portions of the study area designated Regionally Significant Industrial Area (—RSIA"), Industrial Area or Employment Area on the 2040 Growth Concept Map (Exhibit N). If the Council places a specific condition on a RSIA below, the city or county shall apply the more restrictive condition.

As discussed above under Condition "B", when the Tonquin Industrial Group area was added to the UGB, it was given the Industrial Area (IA) design type, as well as designated RSIA by Metro. Consistent with this condition, PTA-10-04 and the companion PMA-10-02 will apply the IA Design Type (TDC Map 9-4) and the new Manufacturing Business Park (MBP) Planning District to the area. By specifically limiting the type of industrial uses permitted in the SWRSIA

within the MBP Planning District, and thus limiting the types and scale of non-industrial uses in this primarily RSIA, the proposed PTA-10-04 and companion PMA-10-02 will implement the RSIA and IA designations made by Metro when the area was added to the UGB.

Condition "F" is met.

G. In the application of statewide planning Goal 5 (Natural Resources, Scenic and Historic Areas, and Open Spaces) to Title 11 planning, each city and county with land use responsibility for a study area included in the UGB shall comply with those provisions of Title 3 of the UGMFP acknowledged by the Land Conservation and Development Commission (—LCDC") to comply with Goal 5. If LCDC has not acknowledged those provisions of Title 3 intended to comply with Goal 5 by the deadline for completion of Title 11 planning, the city or county shall consider any inventory of regionally significant Goal 5 resources adopted by resolution of the Metro Council in the city or county's application of Goal 5 to its Title 11 planning.

On April 9, 2001, the City of Tualatin approved Plan Text Amendment (PTA) 99-12 and adopted Ordinance No. 1070-01, an ordinance relating to water quality, flood plain management, and erosion control, to comply with Metro's Urban Growth Management Functional Plan (UGMFP) Title 3. Ordinance 1070-01 amended several chapters of the Tualatin Development Code (TDC) including: 14. Draining Plan and Surface Water Management; 31. General Provisions; 32. Conditional Uses; 33. Variances; 36. Subdividing, Partitioning, and Property Line Adjustments; 70. Floodplain District; 72. Natural Resource Protection Overlay District; 73. Community Design Standards; and 74. Public Improvement Requirements. The amendments were made to refer to Clean Water Services (formerly Unified Sewerage Agency [USA]) regulations, which had been found by Metro to be consistent with Title 3, thus bringing Tualatin into conformance with Title 3 as well.

Condition "G" is met.

H. Each city and county with land use planning responsibility for a study area included in the UGB shall provide, in the conceptual transportation plan required by Title 11, subsection 3.07.1120F, for bicycle and pedestrian access to and within school sites from surrounding area designated to allow residential use.

This requirement does not apply to the proposed PTA-10-04 and the companion PMA-10-02 because no residential use is proposed in the SWRSIA and, therefore, no public school facilities will be affected by development within the planning area.

II. Specific Conditions for Particular Areas
E. Study Areas 47 and 49 (partial)
1. Washington County or, upon annexation of the area to the City of Tualatin, the city shall completed Title 11 planning for the portions of Study Areas 47 and 49

shown on Exhibit N within four years following the effective date of Ordinance No. 02-969B.

Initial planning work for the Southwest Tualatin Concept Plan (SWCP) area, including the Tonquin Industrial Group area, occurred between October 2004 and August 2005, and the SWCP was initially accepted by City Council on September 12, 2005. Work was then put on hold until *TualatIn Tomorrow*, the community visioning process, was complete. Work resumed and was then put on hold until clarity emerged from the I-5 to 99W Connector process. Work activities recommenced in December 2009 when the SWCP Technical Advisory Committee (TAC) agreed that land use assumptions from 2005 were still appropriate. At that time, the estimated completion date was June 2010. The planning process has proceeded steadily since then with two extensions granted by Metro to allow for additional time to conduct traffic analysis in coordination with Sherwood, the Oregon Department of Transportation (ODOT) and Metro, and to respond to comments received from the public involvement process. The proposed PTA-10-04 was prepared by the City of Tualatin Community Development Department, Planning Division, as the final step in the planning process to establish the comprehensive plan and development regulations for the SWRSIA portion of the SWCP area. The companion PMA-10-02 establishes the planning districts that will apply to the planning area. The planning process is expected to be complete by March 2011.

Condition "1" is met.

2. Washington County or, upon annexation of the area to the City of Tualatin, the city, as part of the planning required for the site by section 3.07.1120E of the Metro Code, shall In conjunction with property owners and affected local governments, develop a lot-parcel reconfiguration plan for the areas that results in the largest practicable parcel.

Attachment C shows the SWCP Preferred Concept Plan Map 2 with net acreages for identified lot-parcel reconfigurations within the SWRSIA. The two reconfigured lots in the Tonquin Industrial Group area include "I" and "J", which include approximately 27 net acres and 61 net acres, respectively.

Condition "2" is met.

3. Neither the county nor the city shall allow new commercial retail uses on the portions of Study Areas 47 and 49 shown on Exhibit N.

No new commercial retail uses have been allowed in the Tonquin Industrial Area portion of the SWRSIA (portion of Study Areas 47 and 49 as shown on Exhibit N) and none are proposed under the MBP Planning District designation that would be implemented with PTA-10-04 and PMA-10-02.

Condition "3" is met.

Metro Ordinance No. 02-990A
Conditions on Addition of Tigard Sand & Gravel Site to UGB

Metro Ordinance No. 02-990A brought approximately 252 gross acres of land into the UGB. These lands are referred to as the —Tigard Sand and Gravel" properties and comprise the majority and central portion of the Southwest Tualatin Regionally Significant Industrial Area (SWRSIA) part of the Southwest Tualatin Concept Plan (SWCP) area. All of the Tigard Sand and Gravel area was designation Regionally Significant Industrial Area (RSIA) when it was brought into the UGB by Metro.

4. Washington County or, upon annexation of the area to the City of Tualatin, the city shall complete the planning required by Metro Code Title 11, Urban Growth Management Functional Plan (—UGMFP"), section 3.07.1120, for the Tigard Sand and Gravel site (—the site") within four years following the effective date of this ordinance.

Initial planning work for the Southwest Tualatin Concept Plan (SWCP) area, including the Tigard Sand and Gravel area, occurred between October 2004 and August 2005, and the SWCP was initially accepted by City Council on September 12, 2005. Work was then put on hold until *Tualatin Tomorrow*, the community visioning process, was complete. Work resumed and was then put on hold until clarity emerged from the I-5 to 99W Connector process. Work activities recommenced in December 2009 when the SWCP Technical Advisory Committee (TAC) agreed that land use assumptions from 2005 were still appropriate. At that time, the estimated completion date was June 2010. The planning process has proceeded steadily since then with two extensions granted by Metro to allow for additional time to conduct traffic analysis in coordination with Sherwood, the Oregon Department of Transportation (ODOT) and Metro, and to respond to comments received from the public involvement process. The proposed PTA-10-04 was prepared by the City of Tualatin Community Development Department, Planning Division, as the final step in the planning process to establish the comprehensive plan and development regulations for the SWRSIA portion of the SWCP area. The companion PMA-10-02 establishes the planning districts that will apply to the planning area. The planning process is expected to be complete by March 2011.

Condition "1" is met.

5. Washington County or, upon annexation of the area to the City of Tualatin, the city shall apply interim protection standards to the site as provided in Metro Code Title 11, UGMFP, section 3.07.1110.

As stated earlier in this report, on October 23, 2007, Washington County enacted Ordinance No. 686, which applied the Future Development 20 Acre District (FD-20) to the unincorporated urban lands added to the urban growth boundary by Metro through a major or legislative amendment process after 1988. Ordinance No. 686 specified that: —The FD-20 District recognizes the desirability of encouraging and retaining limited interim uses until the urban

comprehensive planning for future urban development of these areas is complete. The provisions of this District are also intended to implement the requirements of Metro's Urban Growth Management Functional Plan."

With specific reference to the Tigard Sand and Gravel area, which the ordinance refers to as Area of Special Concern 2, it is stated that Title 11 planning and FD-20 development applications within the area are subject to the following criteria:

- New Commercial retail uses are prohibited. Commercial office uses accessory to and in the same building with an industrial use may be allowed.
- Future lot/parcel reconfigurations must result in at least one parcel that is 100 acres or larger and at least one parcel 50 acres or larger. Reconfiguration of all remaining lots/parcels in this Area of Special Concern shall be in accordance with Section 3.07.420 of Metro's UGMFP.

Condition "2" is met.

6. The site, as described in this ordinance, shall be designated Regionally Significant Industrial Area on the 2040 Growth Concept Map and shall be subject to Title 4 of the UGMFP of the Metro Code.

When the Tigard Sand and Gravel area was added to the UGB, it was given the Industrial Area (IA) design type, as well as designated RSIA by Metro. Consistent with this condition, PTA-10-04 and the companion PMA-10-02 will apply the IA Design Type (TDC Map 9-4) and the new Manufacturing Business Park (MBP) Planning District to the area. By specifically limiting the type of industrial uses permitted in the SWRSIA within the MBP Planning District, and thus limiting the types and scale of non-industrial uses in this primarily RSIA, the proposed PTA-10-04 and companion PMA-10-02 will implement the RSIA and IA designations made by Metro when the area was added to the UGB.

Condition "3" is met.

7. Washington County or, upon annexation of the area to the City of Tualatin, the city shall adopt provisions in its comprehensive plan and zoning regulations – such as setbacks, buffers and designated lanes for movement of slow-moving farm machinery – to ensure compatibility between industrial uses on the site and agricultural practices on land zoned for farm use to the west and north of the site.

The Tigard Sand and Gravel area is currently owned and occupied by Tigard Sand and Gravel and used for aggregate extraction. Bonneville Power Administration (BPA) and Portland General Electric (PGE) power lines traverse the central part of the area. The Tigard Sand and Gravel area is bounded by land within the UGB on all sides except its southwest corner, the —Kite River Area", which is a proposed Urban Reserve in Washington County and used for

aggregate mining. Current land uses include agricultural and newly developing light industrial to the north; and rural, forestland, and aggregate extraction to the west.

The southwest boundary of the City's Western Industrial District adjoins the SWRSIA on its north and northeast sides in the vicinity of SW Tualatin-Sherwood Road, SW 120th Avenue, and SW Blake Street. The area to the west of the Tigard Sand and Gravel area, on the west side of the future extension of SW 124th Avenue, is within the City of Sherwood's Tonquin Employment Area, zoned Employment Industrial, and expected to develop in a similar fashion to Tualatin's SWCP area. Because the area to the west and north of the Tigard Sand and Gravel area either is already developing in industrial use or expected to in the future, and a transition of uses is expected to occur slowly over a long period of time (15-20 years), setbacks, buffers and other compatibility measures between development in the Tigard Sand and Gravel area and areas to the west and north are not expected to be necessary.

Condition "4" is met.

8. In the application of statewide planning Goal 5 (Natural Resources, Scenic and Historic Areas, and Open Spaces) to Title 11 planning, Washington County or, upon annexation of the area to the City of Tualatin, the city shall comply with those provision of Title 3 of the UGMFP acknowledged by the Land Conservation and Development Commission *(—LCDC") to comply with Goal 5. If LCDC has not acknowledged those provisions of Title 3 intended to comply with Goal 5 within two years following the effective date of this ordinance, the county or the city shall consider any inventory of regionally significant Goal 5 resources adopted by resolution of the Metro Council in the county's Goal 5 process.

On April 9, 2001, the City of Tualatin approved Plan Text Amendment (PTA) 99-12 and adopted Ordinance No. 1070-01, an ordinance relating to water quality, flood plain management, and erosion control, to comply with Metro's Urban Growth Management Functional Plan (UGMFP) Title 3. Ordinance 1070-01 amended several chapters of the Tualatin Development Code (TDC) including: 14. Draining Plan and Surface Water Management; 31. General Provisions; 32. Conditional Uses; 33. Variances; 36. Subdividing, Partitioning, and Property Line Adjustments; 70. Floodplain District; 72. Natural Resource Protection Overlay District; 73. Community Design Standards; and 74. Public Improvement Requirements. The amendments were made to refer to Clean Water Services (formerly Unified Sewerage Agency [USA]) regulations, which had been found by Metro to be consistent with Title 3, thus bringing Tualatin into conformance with Title 3 as well.

Condition "5" is met.

9. Neither the county nor the City of Tualatin shall allow the division of a lot or parcel in the site to create a smaller lot or parcel except as part of the plan required in Condition 7 to reconfigure all of the lots and parcels that comprise the site.

The new Manufacturing Business Park (MBP) Planning District, as contained in the new Chapter 64 of the Tualatin Development Code (TDC), and proposed in PTA-10-04 and the companion PMA-10-02, includes the following language with respect to division of RSIA-designated land within the SWRSIA:

64.040(1) Except for lots for public utility facilities, natural gas pumping stations and wireless communication facilities which shall be established through the Subdivision, Partition or Lot Line Adjustment process, the following requirements shall apply, except as otherwise provided in TDC Chapter 37.

(a) The minimum lot area is 20,000 sq. ft. for parcels not identified in the RSIA on Map 9-5.

(b) In accordance with the Metro RSIA designation and Metro Ordinance No. 02-969B and No. 02-990A, the minimum lot area for one or more parcels in the RSIA identified on Map 9-5 is 100 acres and 50 acres. When the minimum lot area of one or more Lots of Record in the RSIA is 100 acres, the minimum lot area for one or more lots may be reduced to 50 acres.

(c) When the minimum lot area requirements for RSIA designated properties in (b) are met through a land platting process or established in an Industrial Master Plan process, the minimum lot size for remaining parcels located in the RSIA is 20,000 sq. ft.

(d) The minimum lot area of a property within the RSIA may be reduced to less than 100 acres or 50 acres pursuant to an approved Industrial Master Plan as provided in TDC Chapter 37,...

(6) Lots or remnant areas created by the location of public streets may be less than 100 acres if necessary to create a logical, safe network of streets in the District.

Condition "6" is met.

10. Washington County or, upon annexation of the area to the City of Tualatin, the city shall, as part of Title 11 planning for the site in conjunction with property owners and affected local governments, develop a lot/parcel reconfiguration plan that results in (1) at least one parcel that is 100 acres or larger, and (2) at least one parcel 50 acres or larger. The remainder of the site shall be configured pursuant to section 3.07.420 of Title 4 of the UGMFP, providing for protection of the portion of the site subject to Title 3 of the Metro Code.

Attachment C shows the SWCP Preferred Concept Plan Map 2 with net acreages for identified lot-parcel reconfigurations within the SWRSIA, including the Tigard Sand and Gravel area. The largest parcel —Fincludes approximately 96 net acres, and the next largest ~~–G~~" 79 acres, both of which are within the Tigard Sand and Gravel area. Another reconfigured lot/parcel greater than 50 acres in size, "J" at 61 net acres, is located in the Tonquin Industrial Group area of the SWRSIA.

Condition "7" is met.

11. Neither the county nor the city shall allow new commercial retail uses on the site. The county or the city may allow commercial office uses accessory to and in the same building with industrial uses.

No new commercial retail uses have been allowed in the Tigard Sand and Gravel area of the SWRSIA since Ordinance No. 02-990A was passed by Metro. A16-acre area for limited commercial services in the Manufacturing Business Park Commercial Services Overlay, bounded by SW Blake Street on the south and SW Itel Street on the north in the north part of the planning area, is proposed under the MBP Planning District designation that would be implemented with PTA-10-04 and PMA-10-02 (TDC Map 9-5). Uses in this overlay area would be limited to:

(1) General offices.
(2) Branch banks and ATM banking kiosks.
(3) Medical and healing arts offices.
(4) Child day care center.
(5) Food store.
(6) Restaurant, without drive-up or drive through facilities.
(7) Dry Cleaners.
(8) Printing, copying and office services.

The maximum floor area for a single use in the MBP Commercial Services Overlay will be 3,000 square feet and the maximum building size for a building with multiple tenants will be 20,000 sq. ft., consistent with Title 11 provisions for commercial service uses in Industrial Areas.

By specifically limiting the type of industrial uses permitted in the SWCP area within the MBP Planning District, and thus limiting the types and scale of non-industrial uses in this primarily Regionally Significant Industrial Area (RSIA), the proposed PTA-10-04 and companion PMA-10-02 will help to provide and protect a supply of sites for industrial employment and traded-sector industries with family wage jobs in the Portland metro region. In addition, the RSIA land within the planning area will help satisfy the regional need for large-lot industrial sites (those 100 acres or larger in size).

Condition "8" is met.

Exhibit F to Ordinance No. 04-1040B
Conditions on Addition of Land to the UGB

Metro Ordinance No. 04-1040B brought approximately 80 gross acres of land in the Southwest Tualatin Concept Plan (SWCP) area into the UGB. These lands, referred to henceforth in this section as the "additional 80 gross acres", are located in the southwest part of the SWRSIA, west of the Tonquin Industrial Group area, and in the northwest part of the SWRSIA immediately south of SW Tualatin-Sherwood Road. These areas were designated Industrial Area (IA) when they were brought into the UGB by Metro.

I. General Conditions Applicable to All Lands Added to the UGB

A. The city or county with land use planning responsibility for a study area included in the UGB shall complete the planning required by Metro Code Title 11, Urban Growth Management Functional Plan ("UGMFP"), section 3.07.1120 ("Title 11 planning") for the area. Unless otherwise stated in specific conditions below, the city or county shall complete Title 11 planning within two years after the effective date of this ordinance. Specific conditions below identify the city or county responsible for each study area.

Initial planning work for the Southwest Tualatin Concept Plan (SWCP) area, including the additional 80 gross acres, occurred between October 2004 and August 2005, and the SWCP was initially accepted by City Council on September 12, 2005. Work was then put on hold until *Tualatin Tomorrow*, the community visioning process, was complete. Work resumed and was then put on hold until clarity emerged from the I-5 to 99W Connector process. Work activities recommenced in December 2009 when the SWCP Technical Advisory Committee (TAC) agreed that land use assumptions from 2005 were still appropriate. At that time, the estimated completion date was June 2010. The planning process has proceeded steadily since then with two extensions granted by Metro to allow for additional time to conduct traffic analysis in coordination with Sherwood, the Oregon Department of Transportation (ODOT) and Metro, and to respond to comments received from the public involvement process. The proposed PTA-10-04 was prepared by the City of Tualatin Community Development Department, Planning Division, as the final step in the planning process to establish the comprehensive plan and development regulations for the SWRSIA portion of the SWCP area. The companion PMA-10-02 establishes the planning districts that will apply to the planning area. The planning process is expected to be complete by March 2011.

Condition "A" is met.

B. The city or county with land use planning responsibility for a study area included in the UGB, as specified below, shall apply the 2040 Growth Concept design types shown on Exhibit E of this ordinance to the planning required by Title 11 for the study area.

When the additional 80 gross acres was added to the UGB, it was given the Industrial Area (IA) design type designation by Metro. Consistent with this condition, PTA-10-04 and the companion PMA-10-02 will apply the IA Design Type (TDC Map 9-4) and the new Manufacturing Business Park (MBP) Planning District to the area. By specifically limiting the type of industrial uses permitted in the SWRSIA within the MBP Planning District, and thus limiting the types and scale of non-industrial uses in this primarily RSIA, the proposed PTA-10-04 and companion PMA-10-02 will implement the RSIA and IA designations made by Metro when the area was added to the UGB.

Condition "B" is met.

C. The city or county with land use planning responsibility for a study area included in the UGB shall apply interim protection standards in Metro Code Title 11, UGMFP, section 3.07.1110, to the study area until the effective date of the comprehensive plan provisions and land use regulations adopted to implement Title 11.

As stated earlier in this report, on October 23, 2007, Washington County enacted Ordinance No. 686, which applied the Future Development 20 Acre District (FD-20) to the unincorporated urban lands added to the urban growth boundary by Metro through a major or legislative amendment process after 1988. Ordinance No. 686 specified that: "The FD-20 District recognizes the desirability of encouraging and retaining limited interim uses until the urban comprehensive planning for future urban development of these areas is complete. The provisions of this District are also intended to implement the requirements of Metro's Urban Growth Management Functional Plan."

With specific reference to the acres brought into the UGB by Metro Ordinance 04-1040B, which the Ordinance No. 686 refers to as Area of Special Concern 4, it is stated that Title 11 planning and FD-20 development applications within the area are subject to the following criteria:

- No lot or parcel that is 50 acres or larger may be subdivided or partitioned into lots or parcels smaller than 50 acres. Reconfiguration of all remaining lots/parcels in this Area of Special Concern shall be in accordance with Section 3.07.420 of Metro's UGMFP.
- The Title 11 planning required by Metro shall:
  - Adopt provisions – such as setbacks, buffers and designated lanes for movement of slow-moving farm machinery -- to enhance compatibility between urban uses in the UGB and agricultural practices on adjacent land outside the UGB zoned for farm or forest use.
  - Incorporate the general location of the projected Tonquin Trail right-of-way, as shown on the 2004 Regional Transportation Plan.
  - Be coordinated with Title 11 planning for Areas of Special Concern 2 and 3 that were added to the UGB in 2002 by Metro Ordinance 02-969B.

Condition "C" is met.

D. In Title 11 planning, each city or county with land use planning responsibility for a study area included in the UGB shall recommend appropriate long-range boundaries for consideration by the Council in future expansions of the UGB or designation of urban reserves pursuant to 660 Oregon Administrative Rules Division 21.

All lands being considered in PTA-10-04 and the companion PMA-10-02 are already within the UGB, having been brought in between 2002 and 2004 by Metro. One area included in concept planning for the Southwest Tualatin Concept Plan (SWCP) called the Knife River Area, located in the southwest part of the SWCP area, is identified as potential Urban Reserve in Washington County, however this land is not part of the current SWRSIA and is not being

considered in PTA-10-04 and PMA-10-02. In addition, surrounding areas to the west have been concept planned (the Tonquin Employment Area by the City of Sherwood) or are in the concept planning process (Basalt Creek Area by the Cities of Tualatin and Wilsonville).

Condition "D" is met.

E. Each city or county with land use planning responsibility for an area included in the UGB by this ordinance shall adopt provisions – such as setbacks, buffers and designated lanes for movement of slow-moving farm machinery – in its land use regulations to enhance compatibility between urban uses in the UGB and agricultural practices on adjacent land outside the UGB zoned for farm or forest use.

The additional 80 gross acres within the SWRSIA is within the UGB and completely surrounded by lands also located within the UGB, therefore, Condition "E" no longer applies.

F. Each city or county with land use planning responsibility for a study area included in the UGB shall apply Title 4 of the UGMFP to those portions of the study area designated Regionally Significant Industrial Area (—RSIA"), Industrial Area or Employment Area on the 2040 Growth Concept Map (Exhibit C). If the Council places a specific condition on a RSIA below, the city or county shall apply the more restrictive condition.

As discussed above under Condition "B", when the additional 80 gross acres was added to the UGB, it was given the Industrial Area (IA) design type by Metro. Consistent with this condition, PTA-10-04 and the companion PMA-10-02 will apply the IA Design Type (TDC Map 9-4) and the new Manufacturing Business Park (MBP) Planning District to the area. By specifically limiting the type of industrial uses permitted in the SWRSIA within the MBP Planning District, and thus limiting the types and scale of non-industrial uses in this primarily RSIA, the proposed PTA-10-04 and companion PMA-10-02 will implement the RSIA and IA designations made by Metro when the area was added to the UGB.

Condition "F" is met.

G. In the application of statewide planning Goal 5 (Natural Resources, Scenic and Historic Areas, and Open Spaces) to Title 11 planning, each city and county with land use responsibility for a study area included in the UGB shall comply with those provisions of Title 3 of the UGMFP acknowledged by the Land Conservation and Development Commission (—LCDC") to comply with Goal 5. If LCDC has not acknowledged those provisions of Title 3 intended to comply with Goal 5 by the deadline for completion of Title 11 planning, the city or county shall consider, in the city or country's application of Goal 5 to its Title 11 planning, any inventory of regionally significant Goal 5 resources and any preliminary decisions to allow, limit or prohibit conflicting uses of those resources that is adopted by resolution of the Metro Council.

On April 9, 2001, the City of Tualatin approved Plan Text Amendment (PTA) 99-12 and adopted Ordinance No. 1070-01, an ordinance relating to water quality, flood plain management, and erosion control, to comply with Metro's Urban Growth Management Functional Plan (UGMFP) Title 3. Ordinance 1070-01 amended several chapters of the Tualatin Development Code (TDC) including: 14. Draining Plan and Surface Water Management; 31. General Provisions; 32. Conditional Uses; 33. Variances; 36. Subdividing, Partitioning, and Property Line Adjustments; 70. Floodplain District; 72. Natural Resource Protection Overlay District; 73. Community Design Standards; and 74. Public Improvement Requirements. The amendments were made to refer to Clean Water Services (formerly Unified Sewerage Agency [USA]) regulations, which had been found by Metro to be consistent with Title 3, thus bringing Tualatin into conformance with Title 3 as well.

Condition "G" is met.

H. Each city and county shall apply the Transportation Planning Rule (OAR 660 Div 012) in the planning required by subsections F (transportation plan) and J (urban growth diagram) of Title 11.

PTA-10-04 and the companion PMA-10-02 identify the transportation system, including streets, pedestrian and bicycle facilities, and other forms of transportation, for the SWRSIA, which includes the 80 additional gross acres. This system is adequate to handle truck and automobile trips as the planning area develops in the future in such a way to encourage industrial development while preserving existing residential neighborhoods to the east, minimizing industrial traffic and congestion in the Town Center area, and successfully implementing the City's economic development goals.

The effects of the proposed transportation system with respect to local, regional, state and federal policies was addressed as part of the planning process for the Southwest Tualatin Concept Plan. Included in this analysis was an evaluation of Transportation Planning Rule (TPR) requirements pertaining to plan and land use regulation amendments as contained in Oregon Administrative Rules section 660-012-0060. The Kittelson & Associates, Inc., Technical Memorandum *2010 Concept Plan Alternative Without a Blake Street Connection* (July 27, 2010) concludes that amending the Tualatin Development Code (TDC) to incorporate planning district designations for the SWRSIA will not create a TPR significant effect. Further, the Oregon Department of Transportation, in a December 9, 2010 email from Marah B. Danielson, Senior Planner, ODOT Region 1 Planning (Attachment G), made the following comment:

> —...since the trips generated by the site do not exceed the trips allocated to this area in the 2035 RTP [Regional Transportation Plan] ODOT has determined that there will not be a 'significant effect' on State highway facilities and we do not need additional information when the City of Tualatin moves forward with adopting the comprehensive plan designations and zoning for the SW Tualatin Concept Plan."

Exhibit D

Condition "H" is met.

II. SPECIFIC CONDITIONS FOR PARTICULAR AREAS
D. Tualatin Area

1. Washington County or, upon annexation to the Cities of Tualatin or Wilsonville, the cities, in conjunction with Metro, shall complete Title 11 planning within two years following the selection of the right-of-way alignment for the I-5/99W Connector, or within seven years of the effective date of Ordinance No. 04-1040, whichever occurs earlier.

This condition will be addressed through Basalt Creek Title 11 planning.

2. Title 11 planning shall incorporate the general location of the projected right of way alignment for the I-5/99W connector and the Tonquin Trail as shown on the 2004 Regional Transportation Plan. If the selected right-of-way for the connector follows the approximate course of the —SouthAlignment," as shown on the Region 2040 Growth Concept Map, as amended by Ordinance No. 03-1014, October 15, 2003, the portion of the Tualatin Area that lies north of the right-of-way shall be designated —Outer Neighborhood" on the Growth Concept Map; the portion that lies south shall be designated –Industrial."

This condition will be addressed through Basalt Creek Title 11 planning.

3. The governments responsible for Title 11 planning shall consider using the I-5/99W connector as a boundary between the city limits of the City of Tualatin and the City of Wilsonville in this area.

This condition will be addressed through Basalt Creek Title 11 planning.

E. Quarry Area
1. Washington County or, upon annexation to the cities of Tualatin or Sherwood, the cities, and Metro shall complete Title 11 planning for the area.

Initial planning work for the Southwest Tualatin Concept Plan (SWCP) area occurred between October 2004 and August 2005, and the SWCP was initially accepted by City Council on September 12, 2005. Work was then put on hold until *Tualatin Tomorrow*, the community visioning process, was complete. Work resumed and was then put on hold until clarity emerged from the I-5 to 99W Connector process. Work activities recommenced in December 2009 when the SWCP Technical Advisory Committee (TAC) agreed that land use assumptions from 2005 were still appropriate. At that time, the estimated completion date was June 2010. The planning process has proceeded steadily since then with two extensions granted by Metro to allow for additional time to conduct traffic analysis in coordination with Sherwood, the Oregon Department of Transportation (ODOT) and Metro, and to respond to comments received from the public involvement process. The proposed PTA-10-04 was prepared by the City of Tualatin Community Development Department, Planning Division, as the final step in

the planning process to establish the comprehensive plan and development regulations for the SWRSIA portion of the SWCP area. The companion PMA-10-02 establishes the planning districts that will apply to the planning area. The planning process is expected to be complete by March 2011.

Condition "1" is met.

2. Title 11 planning shall, if possible, be coordinated with the adjoining area that was included in the UGB in 2002 under Ordinance No. 02-969B.

Concept planning for the additional 80 gross acres added to the UGB by Ordinance No. 04-1040B has been coordinated with Title 11 planning for the adjoining area that was added to the UGB in 2002 under Ordinances No. 02-969B and 02-990A. The Southwest Tualatin Concept Plan (SWCP) is the product of this planning effort. The proposed PTA-10-04 was prepared by the City of Tualatin Community Development Department, Planning Division, as the final step in the planning process to establish the comprehensive plan and development regulations for the SWRSIA portion of the SWCP area. The companion PMA-10-02 establishes the planning districts that will apply to the planning area.

Condition "2" is met.

3. Until the effective date of new regulations adopted pursuant to Title 11, the city or county with land use planning responsibility for the area shall not allow the division of a lot or parcel that is 50 acres or larger into lots or parcels smaller than 50 acres.

As stated earlier in this report, on October 23, 2007, Washington County enacted Ordinance No. 686, which applied the Future Development 20 Acre District (FD-20) to the unincorporated urban lands added to the urban growth boundary by Metro through a major or legislative amendment process after 1988. Ordinance No. 686 specified that: "The FD-20 District recognizes the desirability of encouraging and retaining limited interim uses until the urban comprehensive planning for future urban development of these areas is complete. The provisions of this District are also intended to implement the requirements of Metro's Urban Growth Management Functional Plan."

With specific reference to the acres brought into the UGB by Metro Ordinance 04-1040B, which the Ordinance No. 686 refers to as Area of Special Concern 4, it is stated that Title 11 planning and FD-20 development applications within the area are subject to the following criteria:

- No lot or parcel that is 50 acres or larger may be subdivided or partitioned into lots or parcels smaller than 50 acres. Reconfiguration of all remaining lots/parcels in this Area of Special Concern shall be in accordance with Section 3.07.420 of Metro's UGMFP.
- The Title 11 planning required by Metro shall:

- Adopt provisions – such as setbacks, buffers and designated lanes for movement of slow-moving farm machinery – to enhance compatibility between urban uses in the UGB and agricultural practices on adjacent land outside the UGB zoned for farm or forest use.
- Incorporate the general location of the projected Tonquin Trail right-of-way, as shown on the 2004 Regional Transportation Plan.
- Be coordinated with Title 11 planning for Areas of Special Concern 2 and 3 that were added to the UGB in 2002 by Metro Ordinance 02-969B.

Further, the new Manufacturing Business Park (MBP) Planning District, as contained in the new Chapter 64 of the Tualatin Development Code (TDC), and proposed in PTA-10-04 and the companion PMA-10-02, includes the following language with respect to division of RSIA-designated land within the SWRSIA:

64.040(1) Except for lots for public utility facilities, natural gas pumping stations and wireless communication facilities which shall be established through the Subdivision, Partition or Lot Line Adjustment process, the following requirements shall apply, except as otherwise provided in TDC Chapter 37.

(a) The minimum lot area is 20,000 sq. ft. for parcels not identified in the RSIA on Map 9-5.

(b) In accordance with the Metro RSIA designation and Metro Ordinance No. 02-969B and No. 02-990A, the minimum lot area for one or more parcels in the RSIA identified on Map 9-5 is 100 acres and 50 acres. When the minimum lot area of one or more Lots of Record in the RSIA is 100 acres, the minimum lot area for one or more lots may be reduced to 50 acres.

(c) When the minimum lot area requirements for RSIA designated properties in (b) are met through a land platting process or established in an Industrial Master Plan process, the minimum lot size for remaining parcels located in the RSIA is 20,000 sq. ft.

(d) The minimum lot area of a property within the RSIA may be reduced to less than 100 acres or 50 acres pursuant to an approved Industrial Master Plan as provided in TDC Chapter 37,...

(6) Lots or remnant areas created by the location of public streets may be less than 100 acres if necessary to create a logical, safe network of streets in the District.

Condition "3" is met.

4. Title 11 planning shall incorporate the general location of the projected right-of-way for the Tonquin Trail as shown on the 2004 Regional Transportation Plan.

Concept planning for the Southwest Tualatin Concept Plan (SWCP) considered the Tonquin Trail and trails were developed in the SWCP to accommodate the Tonquin Trail, including possible pedestrian trails within the BPA and PGE easements that traverse the planning area,

as well as on the west side of the Portland & Western Railroad tracks in the northeast part of the planning area.

As a preferred alignment for the Tonquin Trail is still being determined, no projected right-of-way location has been identified in the SWCP area; however, the identified trails in the SWCP could be part of a future Tonquin Trail alignment. Further, the Tonquin Trail has been added to Table 11-4 of TDC Chapter 11 Transportation, which identifies additional projects required to fully address the City;s long-term transportation needs, but for which no current funding sources have been identified. The City will continue to work with Metro, Washington and Clackamas counties, and the cities of Sherwood and Wilsonville to develop the trail master plan and complete the planning process.

Condition "4" is met.

Criterion "G" is met.

H. Granting the amendment is consistent with Level of Service F for the p.m. peak hour and E for the one-half hour before and after the p.m. peak hour for the Town Center 2040 Design Type (TDC Map 9-4), and E/E for the rest of the 2040 Design Types in the City's Planning Area.

PTA-10-04 and the companion PMA-10-02 identify the transportation system, including streets, pedestrian and bicycle facilities, and other forms of transportation, for the SWRSIA. The effects of the proposed transportation system with respect to local, regional, state and federal policies was addressed as part of the planning process for the Southwest Tualatin Concept Plan. The Kittelson & Associates, Inc., Technical Memorandum *2010 Concept Plan Alternative Without a Blake Street Connection* (July 27, 2010) makes the following findings with respect to compliance with City of Tualatin standards: —All intersections would meet City of Tualatin standards (LOS D or better for signalized intersections)." Further, the Kittelson Memorandum found the following with respect to Washington County and ODOT standards:

> —Intersections along Tualatin-Sherwood Road would also be Washington County intersections and would meet the County's signalized intersection standard of a v/c ratio of 0.99 or less. If the I-5/99W Connector were to become a state highway, its intersections with SW 124th Avenue would also meet ODOT standards for the Portland Metro area (v/c ratio of 0.99 or less)."

The Oregon Department of Transportation, in a December 9, 2010 email from Marah B. Danielson, Senior Planner, ODOT Region 1 Planning (Attachment I), made the following comment:

> —I was able to obtain information from Metro that they have accepted the City's buildout rate that was used for the plan area. Therefore, since the trips generated by the site do not exceed the trips allocated to this area in the 2035 RTP [Regional Transportation Plan]

ODOT has determined that there will not be a 'significant effect' on State highway facilities and we do not need additional information when the City of Tualatin moves forward with adopting the comprehensive plan designations and zoning for the SW Tualatin Concept Plan."

Criterion "H" is met.

Exhibit D

DEPT OF

MAY 09 2011

LAND CONSERVATION
AND DEVELOPMENT

City of Tualatin
18880 SW Martinazzi Avenue
Tualatin, Oregon 97062-7092

ATTN: PLAN AMENDMENT SPECIALIST
DEPT OF LAND CONSERVATION & DEVELOPMENT
635 CAPITOL STREET NE, SUITE 150
SALEM, OR 97301-2540

Label 107R, January 2008