



**VentureProperties**  
I N C O R P O R A T E D

Creating  
Tomorrow's  
Communities  
Today

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MAY 02 2013

CITY OF TIGARD  
PLANNING/ENGINEERING

*Application for a  
Annexation and Zone Change*

*for  
South View Heights*

*Washington County, Oregon*

*By Venture Properties, Inc.  
May 2, 2013*

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### Exhibits:

- Exhibit A: and Proposed Zoning Map
  - Exhibit B: Property Title Information
  - Exhibit C: Application
  - Exhibit D: Certified Legal Description/Boundary Map
  - Exhibit E: Certification of Service Availability
- Error! Reference source not found.**

## I. Introduction

### General Information

Applicant/Contact:	Venture Properties, Inc. 4230 Galewood Street Lake Oswego, Oregon 97035 (503) 387-7577 Contact: Mimi Doukas, AICP, RLA
Engineer:	AKS Engineering & Forestry 13910 SW Galbreath Drive, Suite 100 Sherwood, OR 97140 503.925.8799 Contact: Alex Hurley, PE, PLS
Owner Information:	Hlknauss LLC 4661 Wildwood Street Lake Oswego, Oregon 97035 Contact: Sarah Knauss
Property Address:	12035 SW Beef Bend Rd Portland, Oregon 97224 (Washington County)
Tax Lot::	TL 2S110CB 02000
Acreage	9.13 acres
Existing Comprehensive Plan Designation:	Low Density Residential
Existing Zoning Designation:	R-6 (Washington County)
Proposed Zoning Designation:	R-7 (Tigard)

### Request

The Applicant, Venture Properties, Inc. requests annexation and a zone change to a Tigard R-7 zone. The property is located on the north side of Beef Bend Road and carries an R-6 zoning designation in Washington County. The properties to the east and west are also in Washington County with an R-6 designation. The land to the north is located within the City of Tigard and zoned R-4.5. The land south of Bull Mountain Road is located within King City.

### Site Description

South View Heights (TL 2S110CB 02000) is located north of SW Beef Bend Road. Aside from SW Beef Bend Road, no streets currently stub or abut the property. The property generally slopes down from north to south toward Beef Bend Road with slopes of 10-15%. The South View Heights property has been used as a rural homestead with only a few existing trees primarily located along the perimeter of the property. Sanitary sewer exists in SW Beef Bend Road at both the intersection of SW 122<sup>nd</sup> Street and SW 119<sup>th</sup> Court. Both locations require an extension along SW Beef Bend Road. Water abuts the site with a 24 inch transmission line, but a direct connection is not permitted. A 12 inch water line exists at the intersection of

## II. Tigard Comprehensive Plan

### Goal 14: Urbanization.

#### Policies:

1. The City shall assign a Tigard zoning district designation to annexed property that most closely conforms to the existing Washington County zoning designation for that property.

**Response:** The South View Heights property currently carries a Washington County zoning designation of R-6. Per Conversion Table 320.1 in Section 18.320.020, a Washington County R-6 shall be annexed to a Tigard Zone of R-7.

2. The City shall ensure that capacity exists, or can be developed, to provide needed urban level services to an area when approving annexation.

**Response:** Exhibit E of this application documents that all public facilities and services have capacity to allow for urban level development of South View Heights. Analyzed services include: sanitary sewer, water, stormwater, and fire/emergency services.

3. The City shall approve proposed annexations based on findings that the request:

A. can be accommodated by the City's public facilities and services; and

**Response:** Exhibit E of this application documents that all public facilities and services have capacity to allow for urban level development of South View Heights. Analyzed services include: sanitary sewer, water, stormwater, and fire/emergency services.

B. is consistent with applicable state statute.

**Response:** ORS 222 governs annexations within the State of Oregon. Most of the procedures and requirements have been implemented by the City of Tigard, so this application shows compliance. This annexation request is made by 100% of the property owners and 100% of the registered voters, which complies with ORS 222.125 Annexation by consent of all owners of land and majority of electors; proclamation of annexation: *"The legislative body of a city need not call or hold an election in the city or in any contiguous territory proposed to be annexed or hold the hearing otherwise required under ORS 222.120 when all of the owners of land in that territory and not less than 50 percent of the electors, if any, residing in the territory consent in writing to the annexation of the land in the territory and file a statement of their consent with the legislative body. Upon receiving written consent to annexation by owners and electors under this section, the legislative body of the city, by resolution or ordinance, may set the final boundaries of the area to be annexed by a legal description and proclaim the annexation."* This criterion is met.

4. The City shall evaluate and may require that parcels adjacent to proposed annexations be included to:

A. avoid creating unincorporated islands within the City;

**Response:** The South View Heights property abuts the City of Tigard boundary on the north propertyline. Annexation of this property would not create any islands within the City. No additional parcels need to be added to the annexation application. The annexation boundary has been certified by Washington County as shown in Exhibit D. This criterion

is met.

B. enable public services to be efficiently and effectively extended to the entire area;  
or

**Response:** Exhibit E of this application documents that all public facilities and services have capacity to allow for urban level development of South View Heights. Analyzed services include: sanitary sewer, water, stormwater, and fire/emergency services. Public services can be logically extended to the property as part of a subdivision development process. No additional parcels need to be added to the annexation application. This criterion is met.

C. implement a concept plan or sub-area master plan that has been approved by the Planning Commission or City Council.

**Response:** No concept plans or sub-area master plans have been adopted for this region; this criterion does not apply.

### III. Tigard Development Code

#### Chapter 18.320 ANNEXATIONS

##### 18.320.020 Approval Process and Standards

A. Approval Process. Annexations shall be processed by means of a Type IV procedure, as governed by Chapter 18.390 using standards of approval contained in Subsection B2 below.

**Response:** The South View Heights annexation will be reviewed as a Type IV application, with public notice and a public hearing.

B. Approval Criteria. The decision to approve, approve with modification, or deny an application to annex property to the City shall be based on the following criteria:

1. All services and facilities are available to the area and have sufficient capacity to provide service for the proposed annexation area; and

**Response:** Exhibit E of this application documents that all public facilities and services have capacity to allow for urban level development of South View Heights. Analyzed services include: sanitary sewer, water, stormwater, and fire/emergency services. Public services can be logically extended to the property as part of a subdivision development process. No additional parcels need to be added to the annexation application. This criterion is met.

2. The applicable comprehensive plan policies and implementing ordinance provisions have been satisfied.

**Response:** The Tigard Comprehensive Plan policies in regard to annexation have been addressed previously in this application narrative. The application is in compliance with the goals and policies of the Tigard Comprehensive Plan; this criterion is met.

C. Assignment of comprehensive plan and zoning designations. The comprehensive plan designation and the zoning designation placed on the property shall be the City's zoning district which most closely implements the City's or County's comprehensive plan map designation. The assignment of these designations shall occur automatically and concurrently with the annexation. In the case of land which carries County designations, the City shall convert the County's comprehensive plan map and zoning designations to the City

designations which are the most similar. A zone change is required if the applicant requests a comprehensive plan map and/or zoning map designation other than the existing designations. (See Chapter 18.380). A request for a zone change can be processed concurrently with an annexation application or after the annexation has been approved.

**Response:** The South View Heights property currently carries a Washington County zoning designation of R-6. Per Conversion Table 320.1 in Section 18.320.020, a Washington County R-6 shall be annexed to a Tigard Zone of R-7. The Comprehensive Plan designation for Tigard will be Medium Density Residential. This criterion is met.

D. Conversion table. Table 320.1 summarizes the conversion of the County's plan and zoning designations to City designations which are most similar.

**TABLE 320.1 CONVERSION TABLE FOR COUNTY AND CITY PLAN AND ZONING DESIGNATIONS**

Washington County Land Use Districts/Plan Designation	City of Tigard Zoning	City of Tigard Plan Designation
R-5 Res. 5 units/acre	R-4.5 SFR 7,500 sq. ft.	Low density 1-5 units/acre
R-6 Res. 6 units/acre	R-7 SFR 5,000 sq. ft.	Med. density 6-12 units/acre
R-9 Res. 9 units/acre	R-12 Multi-family 12 units/acre	Med. density 6-12 units/acre
R-12 Res. 12 units/acre	R-12 Multi-family 12 units/acre	Med. density 6-12 units/acre
R-15 Res. 15 units/acre	R-25 Multi-family 25 units/acre	Medium-High density 13-25 units/acre
R-24 Res. 24 units/acres	R-25 Multi-family 25 units/acre	Medium-High density 13-25 units/acre
Office Commercial	C-P Commercial Professional	CP Commercial Professional
NC Neighborhood Commercial	CN Neighborhood Commercial	CN Neighborhood Commercial
CBD Commercial Business District	CBD Commercial Business District	CBD Commercial Business District
GC General Commercial	CG General Commercial	CG General Commercial
IND Industrial	I-L Light Industrial	Light Industrial

**Response:** The South View Heights property currently carries a Washington County zoning designation of R-6. As shown above in Conversion Table 320.1 in Section 18.320.020, a Washington County R-6 shall be annexed to a Tigard Zone of R-7. This criterion is met.

**Chapter 18.220 ZONING ADMINISTRATION**

**18.220.010 Classification of Zones**

A. Classification of zones. All areas within the corporate limits of the City of Tigard are divided into zoning districts. The use of each tract and ownership of land within the corporate limits is limited to those uses permitted by the zoning classification applicable for each such tract.

**18.220.020 Zoning District Map**

A. Consistency with zoning map. The boundaries of each of the foregoing districts as listed in Chapter 18.500 and the zoning classification and use of each tract in each of said zoning district is perceived to coincide with the identifying zone classification shown on the map entitled "Tigard Zoning District Map", dated with the effective date of this title retained by the City Recorder and referred to as the "zoning district map." Said map by this reference is made a part of this title. A certified print of the adopted zoning district map or map amendments shall be maintained in the office of the Planning Division as long as the code remains in effect.

B. Applicability of zoning requirements. Each lot, tract and parcel of land or portion thereof within the zone boundaries as designated and marked on the zoning map, is classified, zoned and limited to the uses as hereinafter specified and defined for the applicable zone classification.

C. Zoning map amendments. Amendments to the City zoning district map may be made in accordance with the provisions of Chapters 18.380 and 18.390.

1. Copies of all map amendments shall be dated with the effective date of the document adopting the map amendment and shall be maintained without change, together with the adopting documents, on file in the Planning Division; and

2. The Director shall maintain in the office and available for public inspection an up-to-date copy of the city zoning district map to be revised so that it accurately portrays changes of zone boundaries. (Ord. 09-13)

#### 18.220.030 Determination of Zoning Boundaries

A. Boundary determination. Where due to the scale lack of scale, lack of detail or illegibility of the City zoning district map or due to any other reason, there is uncertainty, contradiction or conflict as to the intended location of district boundary lines, the boundary lines shall be determined by the Director in accordance with the following standards:

1. Boundaries indicated as approximately following the center lines of streets, highways, railroad tracks or alleys shall be constructed to follow such center lines;

2. Boundaries indicated as approximately following platted lot lines shall be constructed as following such lot lines;

3. Boundaries indicated as approximately following City limits shall be constructed as following City limits;

4. Boundaries indicated as approximately following river, stream and/or drainage channels shall be constructed as following river, stream and/or drainage channels; and

5. Whenever any street is lawfully vacated, and when the lands within the boundaries thereof attach to and become a part of lands adjoining such street, the lands formerly within the vacated street shall automatically be subject to the same zoning district designation that is applicable to lands to which the street attaches.

**Response:** The annexation and zone change application includes a certified legal description in Exhibit E. This legal description shall serve as the boundary for the new City limit line as well as the zoning boundary. It has been written to the centerline of Beef Bend Road, which is the boundary of the King City boundary.

## Chapter 18.510 RESIDENTIAL ZONING DISTRICTS

### 18.510.020 List of Zoning Districts

E. R-7: Medium-Density Residential District. The R-7 zoning district is designed to accommodate attached single-family homes, detached single-family homes with or without accessory residential units, at a minimum lot size of 5,000 square feet, and duplexes, at a minimum lot size of 10,000 square feet. Mobile home parks and subdivisions are also permitted outright. Some civic and institutional uses are also permitted conditionally.

**Response:** The South View Heights property currently carries a Washington County zoning designation of R-6. Per Conversion Table 320.1 in Section 18.320.020, a Washington County R-6 shall be annexed to a Tigard Zone of R-7. Per the zone description, future urbanization will occur with single family homes and an average density of 5,000 square foot lots. A future subdivision application will be reviewed according to these standards.







**Exhibit B: Property Title Information**

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# First American Title Insurance Company of Oregon

Washington (OR)

Prepared For:

Prepared By:

Customer Service Department  
 222 SW Columbia St, Suite 400 - Portland, Oregon 97201  
 Phone: (503) 219-TRIO Fax: (503) 790-7872

## OWNERSHIP INFORMATION

<i>Owner</i>	: Hlknauss LLC	<i>Ref Parcel Number</i>	: 2S110CB 02000
<i>CoOwner</i>	:	<i>T: 02S R: 01W S: 10 Q: 252</i>	
<i>Site Address</i>	: 12035 SW Beef Bend Rd Portland 97224	<i>Parcel Number</i>	: R0493718
<i>Mail Address</i>	: 4661 Wildwood St Lake Oswego Or 97035		
<i>Telephone</i>	: <i>Owner:</i>	<i>Tenant:</i>	<i>County</i> : Washington (OR)

## SALES AND LOAN INFORMATION

<i>Transferred</i>	: 02/10/2012	<i>Loan Amount</i>	:
<i>Document #</i>	: 9929 Multi-Parcel	<i>Lender</i>	:
<i>Sale Price</i>	:	<i>Loan Type</i>	:
<i>Deed Type</i>	: Warranty	<i>Interest Rate</i>	:
<i>% Owned</i>	: 100	<i>Vesting Type</i>	: Corporation

## PROPERTY DESCRIPTION

*Page & Grid* : 655 B7  
*Census* : *Tract:* 319.08 *Block:* 2  
*Improvement Type* :  
*Subdivision/Plat* :  
*Neighborhood Cd* : 4TL9  
*Land Use* : 1910 Res,Potential Development,Improved  
*Legal* : ACRES 5.79  
 :  
 :

## ASSESSMENT AND TAX INFORMATION

*MktLand* : \$1,158,000  
*MktStructure* : \$1,000  
*MktTotal* : \$1,159,000  
*M50 Assd Total* : \$462,060  
*% Improved* :  
*11-12 Taxes* : \$6,987.98  
*Exempt Amount* :  
*Exempt Type* :  
*Levy Code* : 02378  
*Millage Rate* : 15.1235

## PROPERTY CHARACTERISTICS

<i>Bedrooms</i> : 3	<i>Building SF</i> : 2,620	<i>Stories</i> :
<i>Bathrooms</i> : 1.00	<i>1st Floor SF</i> : 988	<i>Garage SF</i> : 400
<i>Fireplace</i> :	<i>Above Ground SF</i> :	<i>Lot Acres</i> : 5.79
<i>Heat Type</i> :	<i>Upper Finished SF</i> :	<i>Lot SF</i> : 252,212
<i>Interior Material:</i> Plaster	<i>Unfin Upper Story</i> :	<i>Year Built</i> : 1940
<i>Exterior Finish</i> :	<i>Upper Total SF</i> : 644	<i>Year Appraised</i> :
<i>Floor Cover</i> : Wood	<i>Finished SF</i> :	<i>Appraisal Area</i> :
<i>Roof Type</i> : Comp Shingle	<i>Basement Fin SF</i> :	<i>School District</i> : Tigard
<i>Roof Shape</i> : Gable	<i>Basement Unfin SF</i> : 988	<i>Utility District</i> :
<i>Foundation</i> : Concrete Ftg	<i>Basement Total SF</i> : 988	

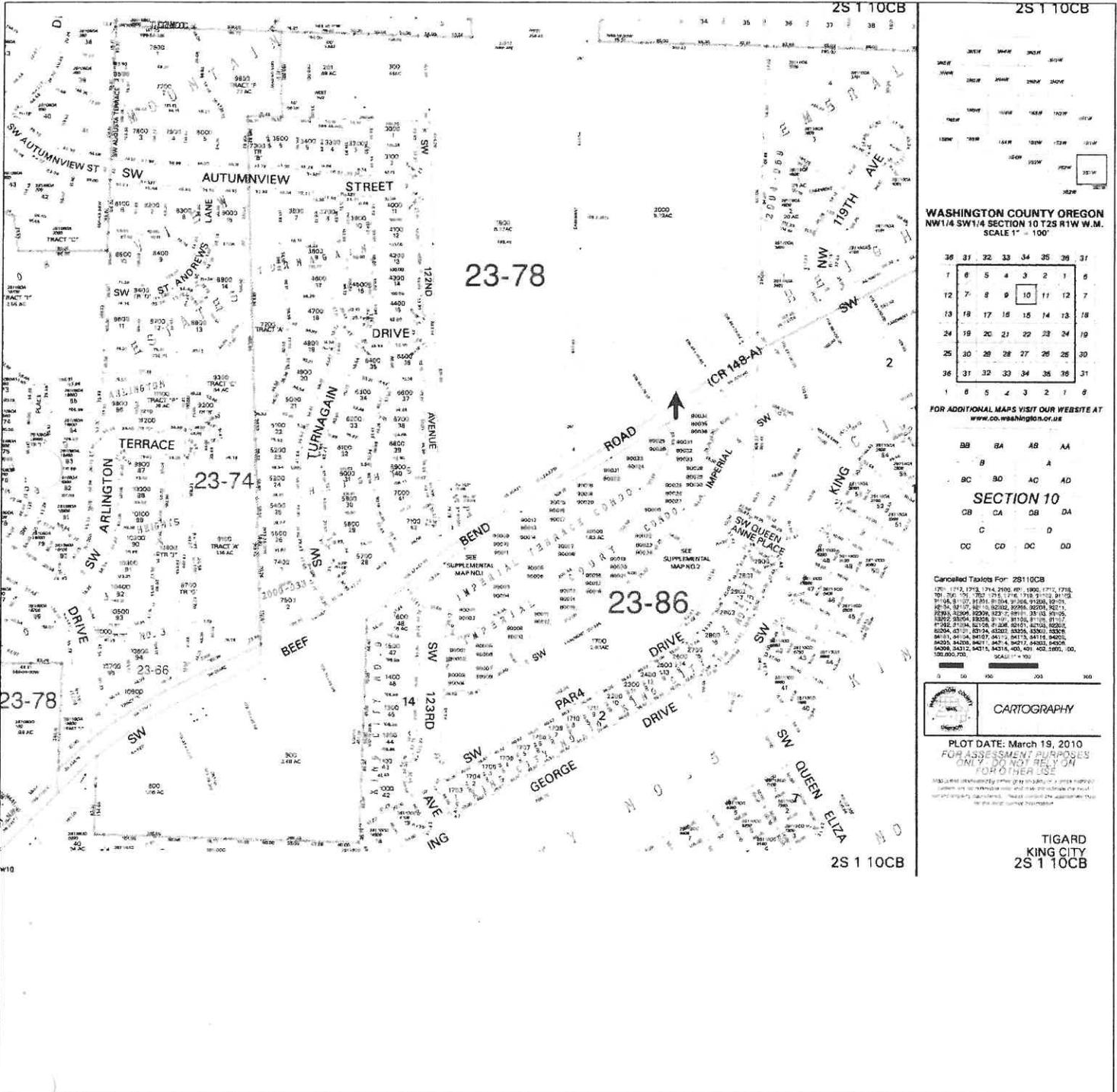


# First American Title Insurance Company of Oregon

An assumed business name of TITLE INSURANCE COMPANY OF OREGON

This map is provided as a convenience in locating property  
First American Title Insurance Company assumes no liability for any variations as may be disclosed by an actual survey

## Reference Parcel Number 2S110CB 02000



WASHINGTON COUNTY OREGON  
NW1/4 SW1/4 SECTION 10 T23S R1W W.M.  
SCALE 1" = 100'

36	31	22	33	34	25	36	31
7	6	5	4	3	2	1	6
12	7	8	9	10	11	12	7
13	18	17	16	15	14	13	18
24	19	20	21	22	23	24	19
25	30	29	28	27	26	25	30
36	31	32	33	34	35	36	31
1	6	5	4	3	2	1	6

FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT  
[www.co.washington.or.us](http://www.co.washington.or.us)

BB	BA	AB	AA
B		A	
9C	9D	AC	AD
<b>SECTION 10</b>			
CB	CA	DB	DA
C		D	
CC	CD	DC	DD

Cancelled Taxlots For 2S110CB  
 171, 172, 173, 174, 2100, 2101, 1800, 1710, 1715,  
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**AFTER RECORDING RETURN TO:**

Christine P. Brown  
Garvey Schubert Barer  
121 S.W. Morrison Street, 11<sup>th</sup> Floor  
Portland, OR 97204-3141

**UNTIL A CHANGE IS REQUESTED, SEND  
TAX STATEMENTS TO:**

HLKNAUSS LLC  
c/o Sarah J. Knauss  
4661 Wildwood St.  
Lake Oswego, OR 97035

---

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that SARAH J. KNAUSS, Grantor, does hereby convey and warrant unto HLKNAUSS LLC, an Oregon limited liability company, "Grantee" and Grantee's successors and assigns, any and all of Grantor's interest in that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of Washington, State of Oregon, described as follows:

See attached Exhibit A

The true and actual consideration paid for this transfer consists of or includes other property or value given or promised which is the whole consideration.

Grantor hereby covenants to and with Grantee and Grantee's successors and assigns that Grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances, EXCEPT those which may appear of record.

Grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever.

The liability and obligations of the Grantor to Grantee and Grantee's successors and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to Grantor under a standard policy of title insurance. The limitations contained herein expressly do not relieve Grantor of any liability or obligation under this instrument, but merely define the scope, nature, and amount of such liability or obligation.

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to trusts and to individuals.

**BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE**

EXHIBIT A

A portion of that tract conveyed to E.R. Stromquist by deed recorded in Book 142, page 48, in Section 10, Township 2 South, Range 1 West, Willamette Meridian, Washington County, Oregon, described as follows: Beginning at the Northeast corner of said Stromquist tract; thence South 9.33 chains to the Southeast corner thereof in the center of Southwest Beef Bend Road; thence South 54°58'45" West along said center line 440.2 feet to the Southeast corner of tract described in contract of sale to Joseph F. Grimstad, et ux, recorded December 7, 1965, in Book 580, page 272; thence North 0°24'15" West a distance of 871.32 feet to the North line of tract described in deed book 124, page 48; thence North 89°39' East a distance of 362.27 feet to the true point of beginning.

Parcel No. R0493718  
Commonly known as: 12035 SW Beef Bend Rd  
Portland, OR 97224

Condominium Unit 2-2-2, Building 2, Imperial Court Condominiums, together with the limited common elements appurtenant thereto, and together with an undivided interest in and to the general common elements, all as set forth in a Declaration of Unit Ownership recorded September 16, 1977, in Book 1200, Page 706, Records of Washington County, Oregon.

Parcel No. R0493941  
Commonly known as: 12120 SW King Arthur St  
Portland, OR 97224

PDX\_DOCS:475469.1





# City of Tigard Annexation/Zone Change Type IV Application

PRE-APP. HELD WITH:  
DATE OF PRE-APP.:

Pagenstecher  
7/12/12

**GENERAL INFORMATION**

Property Address/Location(s): 12035 SW Beef Bend Road

Tax Map & Tax Lot #(s): 2S110CB02000

Site Size: 5.79 acres

Property Owner/Deed Holder(s)\* (NOTE: If more than one (1) property owner, please complete the attached petition form):

Hlknauss LLC, c/o Sarah Knauss

Address: 4661 Wildwood St Phone: \_\_\_\_\_

City: Lake Oswego Zip: 97035

Applicant\*: Venture Properties, Inc

Address: 4230 Galewood Street, #100 Phone: 503-387-7600

City: Lake Oswego Zip: 97035

\* When the owner and the applicant are different people, the applicant must be the purchaser of record or a lessee in possession with written authorization from the owner or an agent of the owner with written authorization. The owner(s) must sign this application in the space provided on the back of this form or submit a written authorization with this application.

**PROPOSAL SUMMARY**

The owner(s) of record of the subject property(ies) request to Annex

5.79 acres into the City of Tigard and a **Zone Change Annexation** from Washington County's Zone: R-6 to City of Tigard Zone: R-7

(if applicable). The current use of the area requesting to be Annexed is: \_\_\_\_\_

one single family home.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**FOR STAFF USE ONLY**

Case No.(s): \_\_\_\_\_

Other Case No.(s): \_\_\_\_\_

Receipt No.: \_\_\_\_\_

Application Accepted By: \_\_\_\_\_

Date: \_\_\_\_\_

Date Determined To Be Complete: \_\_\_\_\_

Current Comp Plan/Zone Designation: \_\_\_\_\_

CIT Area: \_\_\_\_\_

Rev. 7/1/10 i:\curpln\masters\revised\annex-zc.doc

**REQUIRED SUBMITTAL ELEMENTS**

- Application Elements Submitted:
- Application Form
- Completed Annexation Petition for "Double Majority" Annexation (attached)
- Legal Description of Area to be Included in the Annexation
- Map Identifying Areas to be Included in the Annexation
- Applicant's Statement/Narrative (# of copies based on pre-app check list)
- 2 Sets of Pre-Addressed/Pre-Stamped Legal Size Envelopes
- Filing Fee \$2,750.00

**APPLICANTS:**

To consider an application complete, you will need to submit ALL of the **REQUIRED SUBMITTAL ELEMENTS** as described on the front of this application in the "Required Submittal Elements" box.

**THE APPLICANT(S) SHALL CERTIFY THAT:**

- ◆ **The above request does not violate any deed restrictions that may be attached to or imposed upon the subject property.**
- ◆ If the application is granted, the applicant will exercise the rights granted in accordance with the terms and subject to all the conditions and limitations of the approval.
- ◆ All of the above statements and the statements in the plot plan, attachments, and exhibits transmitted herewith, are true; and the applicants so acknowledge that any permit issued, based on this application, may be revoked if it is found that any such statements are false.
- ◆ The applicant has read the entire contents of the application, including the policies and criteria, and understands the requirements for approving or denying the application.

**SIGNATURE(S) of Applicant(s) representing property owners listed on the attached petition:**

DATED this 20<sup>th</sup> day of April, 2013

Sam J. Knorr  
Signature

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature



**Exhibit D: Certified Legal Description/Boundary Map, Registered Voters, and Property Owners**

---



**CERTIFICATION OF REGISTERED VOTERS  
FOR ANNEXATION PURPOSES\***

I hereby certify that the attached petition for the annexation of the territory listed herein to the City of Tigard contains, as of the date listed, the following information:

- 1 Number of signatures of individuals on petition.
- 0- Number of active **registered voters** within the territory to be annexed.
- 0- Number of **VALID signatures of active registered voters** within the territory to be annexed, on the petition.

Tax lot number(s): 2S110CB-02000 \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DIVISION: ELECTIONS  
COUNTY: WASHINGTON  
DATE: April 29, 2013  
NAME: Barbara Harness  
TITLE: Senior Administrative Specialist



Barbara Harness  
(Signature of Election Official)

\*This 'Certification of Registered Voters for Annexation Purposes' DOES NOT, in any way, make the determination if this petition meets the annexation requirements of the city/district listed.

Annexation certification sht rev4-043009

*\* Needs to withdraw from ESPD & URMID.*

THIS SECTION IS TO BE COMPLETED BY WASHINGTON COUNTY ASSESSOR'S OFFICE

CERTIFICATION OF PROPERTY OWNERSHIP  
(Double Majority Method)

I hereby certify that the attached petition for annexation of the territory described therein to the City of Tigard contains the names of the owners<sup>1</sup> of a majority of the land area of the territory to be annexed, as shown on the last available complete assessment role.

NAME: TED FOSTER ANNEXATION CERTIFIED  
TITLE: CIS TECH BY TF  
DEPARTMENT: CARTOGRAPHY APR 26 2013  
COUNTY OF: WASHINGTON WASHINGTON COUNTY A & T  
DATE: 4/26/13 CARTOGRAPHY

\* indicates that "Owner" means the owner of the title to real property or the contract purchaser of real property.

THIS SECTION IS TO BE COMPLETED BY WASHINGTON COUNTY ELECTIONS OFFICE

CERTIFICATION OF REGISTERED VOTERS

I hereby certify that the attached petition for annexation of territory described herein to the City of Tigard contains the names of at least a majority of the electors registered in the territory to be annexed.

NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_  
DEPARTMENT: \_\_\_\_\_  
COUNTY OF: \_\_\_\_\_  
DATE: \_\_\_\_\_



# City of Tigard Annexation/Zone Change Type IV Application

PRE-APP. HELD WITH: Pagenstecher  
DATE OF PRE-APP.: 7/12/12

**GENERAL INFORMATION**

Property Address/Location(s): 12035 SW Beef Bend Road

Tax Map & Tax Lot #(s): 2S110CB02000

Site Size: 5.79 acres

Property Owner/Deed Holder(s)\* (NOTE: If more than one (1) property owner, please complete the attached petition form):

Hlknauss LLC, c/o Sarah Knauss

Address: 4661 Wildwood St Phone: \_\_\_\_\_

City: Lake Oswego Zip: 97035

Applicant\*: Venture Properties, Inc

Address: 4230 Galewood Street, #100 Phone: 503-387-7600

City: Lake Oswego Zip: 97035

\* When the owner and the applicant are different people, the applicant must be the purchaser of record or a lessee in possession with written authorization from the owner or an agent of the owner with written authorization. The owner(s) must sign this application in the space provided on the back of this form or submit a written authorization with this application.

**PROPOSAL SUMMARY**

The owner(s) of record of the subject property(ies) request to Annex 5.79 acres into the City of Tigard and a **Zone Change Annexation** from Washington County's Zone: R-6 to City of Tigard Zone: R-7 (if applicable). The current use of the area requesting to be Annexed is: one single family home.

**FOR STAFF USE ONLY**

Case No.(s): \_\_\_\_\_

Other Case No.(s): \_\_\_\_\_

Receipt No.: \_\_\_\_\_

Application Accepted By: \_\_\_\_\_

Date: \_\_\_\_\_

Date Determined To Be Complete: \_\_\_\_\_

Current Comp Plan/Zone Designation: \_\_\_\_\_

CIT Area: \_\_\_\_\_

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**REQUIRED SUBMITTAL ELEMENTS**

- Application Elements Submitted:
- Application Form
- Completed Annexation Petition for "Double Majority" Annexation (attached)
- Legal Description of Area to be Included in the Annexation
- Map Identifying Areas to be Included in the Annexation
- Applicant's Statement/Narrative (# of copies based on pre-app check list)
- 2 Sets of Pre-Addressed/Pre-Stamped Legal Size Envelopes
- Filing Fee \$2,750.00

**APPLICANTS:**

To consider an application complete, you will need to submit ALL of the **REQUIRED SUBMITTAL ELEMENTS** as described on the front of this application in the "Required Submittal Elements" box.

**THE APPLICANT(S) SHALL CERTIFY THAT:**

- ◆ **The above request does not violate any deed restrictions that may be attached to or imposed upon the subject property.**
- ◆ If the application is granted, the applicant will exercise the rights granted in accordance with the terms and subject to all the conditions and limitations of the approval.
- ◆ All of the above statements and the statements in the plot plan, attachments, and exhibits transmitted herewith, are true; and the applicants so acknowledge that any permit issued, based on this application, may be revoked if it is found that any such statements are false.
- ◆ The applicant has read the entire contents of the application, including the policies and criteria, and understands the requirements for approving or denying the application.

**SIGNATURE(S) of Applicant(s) representing property owners listed on the attached petition:**

DATED this 20<sup>th</sup> day of April, 2013

  
Signature

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature



CITY OF TIGARD  
CERTIFICATION OF LEGAL DESCRIPTION AND MAP

I hereby certify that the description of the property included within the attached petition (located on Assessor's Map 25110 CB) has been checked by me and it is a true and exact description of the property under consideration, and the description corresponds to the attached map indicating the property under consideration.

NAME TED FOSTER  
TITLE GIS TECH  
DEPARTMENT CARTOGRAPHY  
COUNTY OF WASHINGTON  
DATE 4/26/13

**ANNEXATION CERTIFIED**

BY VF

APR 26 2013

**WASHINGTON COUNTY A & T  
CARTOGRAPHY**

**ENGINEERING PLANNING  
FORESTRY**

13910 S.W. Galbreath Dr., Suite 100  
Sherwood, Oregon 97140  
Phone: (503) 925-8799  
Fax: (503) 925-8969



**LANDSCAPE ARCHITECTURE  
SURVEYING**

AKS Group of Companies:  
SHERWOOD, OREGON  
SALEM, OREGON  
VANCOUVER, WASHINGTON  
[www.aks-eng.com](http://www.aks-eng.com)

Job No. 3252

**EXHIBIT A**

Legal Description  
Annexation Parcel

A tract of land located in the Southwest One-Quarter of Section 10, Township 2 South, Range 1 West, Willamette Meridian, Washington County, Oregon and being more particularly described as follows:

Beginning at the northwesterly corner of the plat "Emerald Heights"; thence along the westerly line of said plat South 01°35'31" West 624.08 feet to the centerline of SW Beef Bend Road; thence along said centerline along a non-tangent curve to the left with a Radius of 2000.33 feet, a Delta of 01°44'37", a Length of 60.87 feet, and a Chord of South 59°49'43" West 60.87 feet to a point; thence South 58°57'25" West 367.87 feet to a point; thence along the easterly line of Exhibit B of Document Number 2009-101881 and the southerly extension thereof North 01°35'31" East 854.76 feet to a point on the southerly line of Exhibit A of said Document; thence along said southerly line, and the southerly line of the plat of "Aspen Ridge", and City of Tigard city limits South 88°22'09" East 361.55 feet to the Point of Beginning.

The above described tract of land contains 6.13 acres, more or less.

4/26/2013



A handwritten signature in black ink, appearing to read "Nick White".



RENEWS: 6/30/14

**ANNEXATION CERTIFIED**

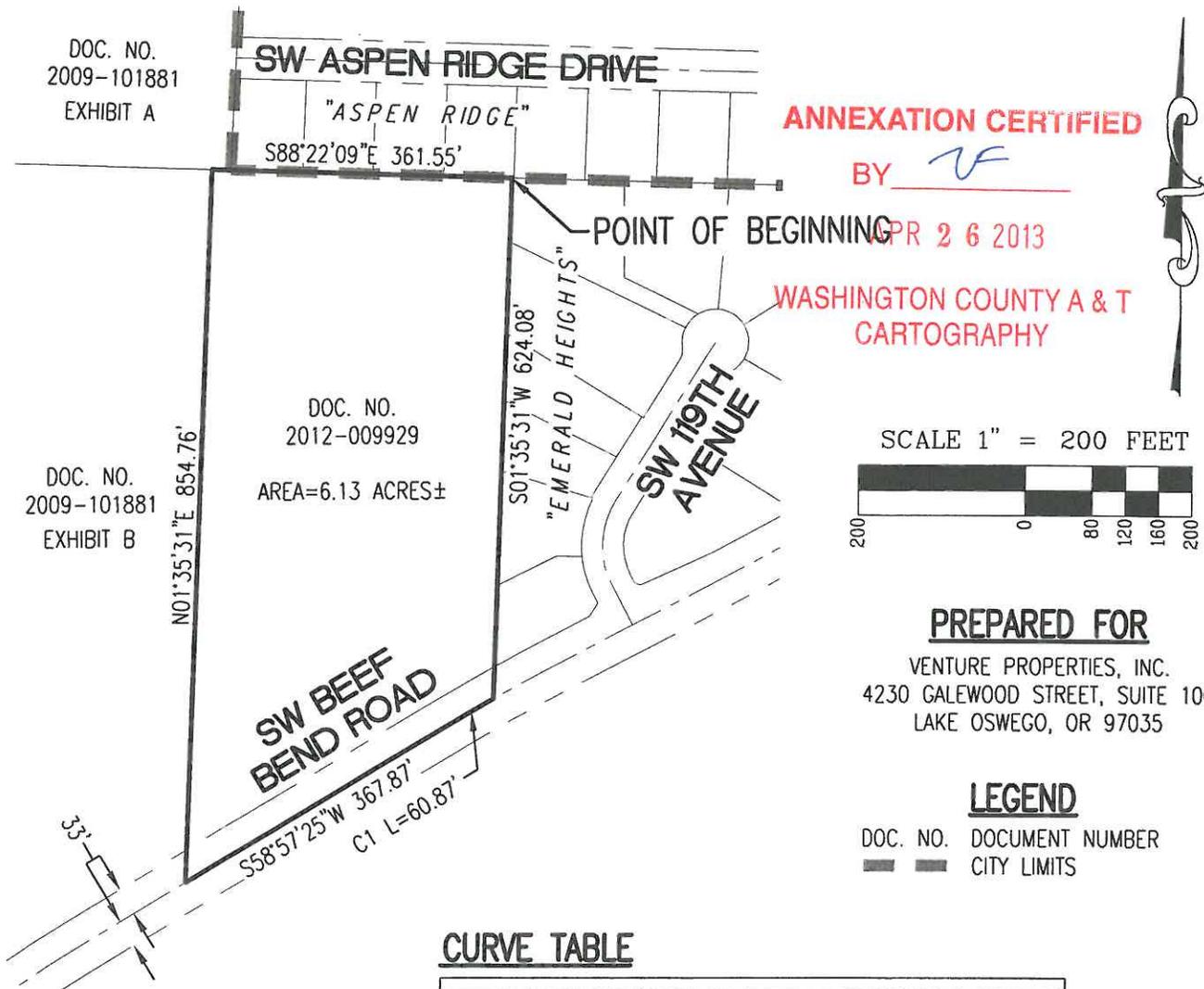
BY VF

APR 26 2013

**WASHINGTON COUNTY A & T  
CARTOGRAPHY**

# EXHIBIT B

A TRACT OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 10,  
TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN,  
WASHINGTON COUNTY, OREGON



## CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	2000.33'	01°44'37"	60.87'	S59°49'43"W 60.87'

4/26/2013

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Nick White*

OREGON  
JANUARY 9, 2007  
NICK WHITE  
70652LS

RENEWS: 6/30/14

BEEF BEND  
JOB NAME: ROAD - VENTURE

JOB NUMBER: 3252

DRAWN BY: WCB

CHECKED BY: NSW

DWG NO.: 3252\_042613\_ANNEX

ENGINEERING • PLANNING • LANDSCAPE ARCHITECTURE  
FORESTRY • SURVEYING



LICENSED IN OR & WA

13910 SW GALBREATH  
DRIVE, SUITE 100  
SHERWOOD, OR 97140  
PHONE: (503) 925-8799  
FAX: (503) 925-8969

OFFICES LOCATED IN SALEM, OR & VANCOUVER, WA



**Exhibit E: Certification of Service Availability**

---

## Mimi Doukas

---

**From:** Mike McCarthy <MikeM@tigard-or.gov>  
**Sent:** Wednesday, May 01, 2013 4:01 PM  
**To:** Mimi Doukas  
**Cc:** Kim McMillan; Greg Berry  
**Subject:** FW: Service Provider Letter - Tigard annexation of 12035 SW Beef Bend Road  
**Attachments:** Sewer 119th, 122nd.pdf; Mike McCarthy P E .vcf

Hi Mimi,

Kim forwarded your message to me. Please consider this your service provider letter.

Thanks,  
Mike



---

**From:** Greg Berry  
**Sent:** Tuesday, April 30, 2013 10:29 AM  
**To:** Mike McCarthy  
**Cc:** Kim McMillan  
**Subject:** FW: Service Provider Letter - Tigard annexation of 12035 SW Beef Bend Road

CWS sewers are available from 119<sup>th</sup> and 122<sup>nd</sup> Avenues as shown on the attached. Both are 8" so their adequacy has not been evaluated by the master plan but there is no reason to believe they are inadequate.

Drainage is to King City so CWS might be expected to require a downstream analysis.

The existing water line in 122<sup>nd</sup> is probably inadequate. Applicant intends to discuss extending a line through the undeveloped lot to the north with the owner. Rob M. has proposed a required line extension as well.

---

**From:** Kim McMillan  
**Sent:** Tuesday, April 30, 2013 8:45 AM  
**To:** Mike McCarthy  
**Cc:** Greg Berry; Rob Murchison; Gary Pagenstecher  
**Subject:** FW: Service Provider Letter - Tigard annexation of 12035 SW Beef Bend Road

Mike,

We are working on a form that can be used by an applicant to track down information on service providers. In the meantime, please let Mimi know if we can provide water and sanitary service to the site on Beef Bend Road. If you can let her know today or tomorrow it would be appreciated. I typically check with Rob Murchison on water and Greg Berry on sewer, as they are the keepers of the master plans. They can let you know if an extension or upsizing is required.

Kim



**Kim S. McMillan, P.E.**

Engineering Manager  
DIRECT 503-718-2642  
CELL 503-866-5784  
EMAIL [kim@tigard-or.gov](mailto:kim@tigard-or.gov)  
WEB [www.tigard-or.gov](http://www.tigard-or.gov)

City of Tigard | PUBLIC WORKS DEPARTMENT  
13125 SW Hall Boulevard, Tigard, OR 97223

---

**From:** Mimi Doukas [<mailto:mimi@stonebridgehomesnw.com>]  
**Sent:** Friday, April 26, 2013 10:27 AM  
**To:** Kim McMillan  
**Subject:** RE: Service Provider Letter - Tigard annexation of 12035 SW Beef Bend Road

Hi Kim – just wanted to check in on the Knauss annexation. Did any major concerns come up at yesterday's meeting? Will the SPL's be sent out soon? We are anxious to submit to keep things moving along.

Thanks – Mimi

**Mimi Doukas, AICP, RLA**

**Venture Properties, Inc** | [www.ventureprop.com](http://www.ventureprop.com)

office. 503.387.7600 | fax. 503.387.7615  
4230 Galewood St., Suite 100 | Lake Oswego, Oregon 97035

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**From:** Kim McMillan [<mailto:KIM@tigard-or.gov>]  
**Sent:** Monday, April 22, 2013 4:28 PM  
**To:** Mimi Doukas  
**Subject:** FW: Service Provider Letter - Tigard annexation of 12035 SW Beef Bend Road

Hi Mimi,  
We will be discussing this at our Thursday team meeting. Also, Gus is no longer with the city. Mike Stone is the City Engineer, 503-718-2759, [MStone@tigard-or.gov](mailto:MStone@tigard-or.gov). I thought I would give you his contact info. He will be at the meeting Thursday, along with Tom McGuire, Asst. CD Director.

Kim



**Kim S. McMillan, P.E.**

Engineering Manager  
DIRECT 503-718-2642  
CELL 503-866-5784  
EMAIL [kim@tigard-or.gov](mailto:kim@tigard-or.gov)  
WEB [www.tigard-or.gov](http://www.tigard-or.gov)

City of Tigard | PUBLIC WORKS DEPARTMENT  
13125 SW Hall Boulevard, Tigard, OR 97223

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**From:** Vance Walker  
**Sent:** Monday, April 22, 2013 2:25 PM  
**To:** 'mimi@stonebridgehomesnw.com'  
**Cc:** Brian Rager; Kim McMillan; Mike Stone  
**Subject:** FW: Service Provider Letter - Tigard annexation of 12035 SW Beef Bend Road

Hi Mimi.

Sorry for the delay in responding. I believe people are looking into this but I do not have any info for you at this point. I'll make sure to follow up with City staff so we can get you the information you require.

Thanks,  
Vance

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**From:** Mimi Doukas [<mailto:mimi@stonebridgehomesnw.com>]  
**Sent:** Monday, April 22, 2013 2:02 PM  
**To:** Rob Murchison; Greg Berry; Vance Walker; [gus@tigard-or.gov](mailto:gus@tigard-or.gov); [brian.sherrard@tvfr.com](mailto:brian.sherrard@tvfr.com)  
**Cc:** [mimi@ventureprop.com](mailto:mimi@ventureprop.com)  
**Subject:** RE: Service Provider Letter - Tigard annexation of 12035 SW Beef Bend Road

I wanted to check in with everyone on Service Capacity and Willingness to Serve for our proposed annexation of 12035 SW Beef Bend Road. Please let me know if you need additional information or would like the request in a different format. We are hoping to submit an application in about a week, so your timely response is appreciated.

Mimi

**Mimi Doukas, AICP, RLA**  
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office. 503.387.7600 | fax. 503.387.7615  
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**From:** Mimi Doukas  
**Sent:** Tuesday, April 09, 2013 3:23 PM  
**To:** [robm@tigard-or.gov](mailto:robm@tigard-or.gov); [greg@tigard-or.gov](mailto:greg@tigard-or.gov); [vance@tigard-or.gov](mailto:vance@tigard-or.gov); [gus@tigard-or.gov](mailto:gus@tigard-or.gov); [jim@tigard-or.gov](mailto:jim@tigard-or.gov); [brian.sherrard@tvfr.com](mailto:brian.sherrard@tvfr.com)  
**Cc:** Mimi Doukas  
**Subject:** Service Provider Letter - Tigard annexation of 12035 SW Beef Bend Road

Venture Properties, Inc is requesting annexation of 12035 SW Beef Bend Road (TL 2S110CB 02000) from Washington County to Tigard. It currently carries a Washington County zone of R-6, and a Tigard zone of R-7 is being requested. The property is 5.79

acres in size and currently has one single family house on it. After annexation, Venture Properties plans to submit an application for a 36 lot subdivision for detached homes.

As part of our annexation application, we need to address the availability and willingness for infrastructure providers to accommodate the proposed urbanization of the property. Please reply back to me with your agency's willingness and capacity to serve this project. Please let me know if you need additional information or have any questions.

Thank you – Mimi

**Mimi Doukas, AICP, RLA**

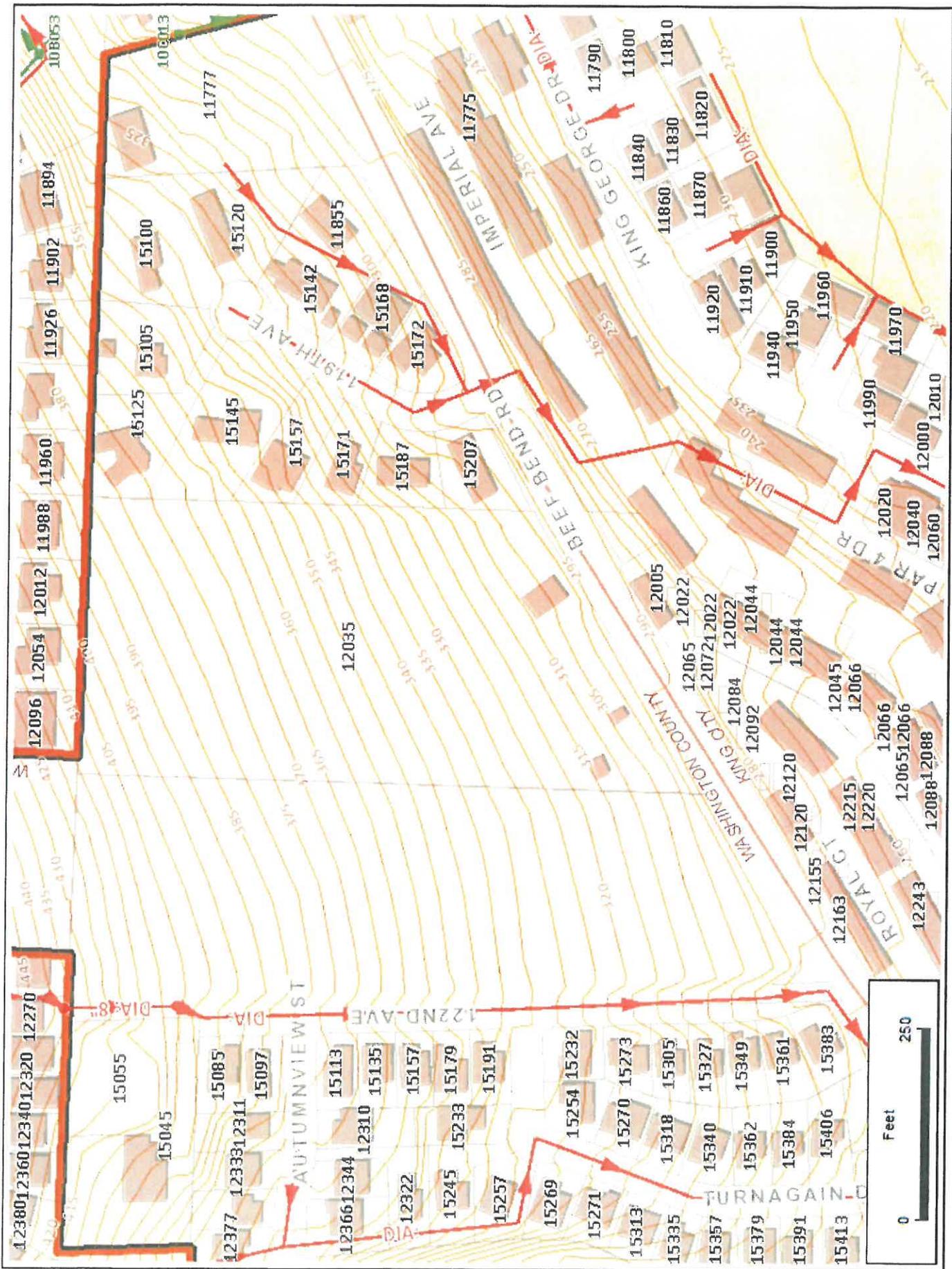
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## Mimi Doukas

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**From:** Jim Wolf <jim.wolf@tigard-or.gov>  
**Sent:** Wednesday, April 10, 2013 1:46 PM  
**To:** Mimi Doukas  
**Cc:** Gary Pagenstecher  
**Subject:** RE: Service Provider Letter - Tigard annexation of 12035 SW Beef Bend Road

Hello Mimi:

In consideration of the annexation and proposed new development of the property located 12035 SW Beef Bend Road (TL 2S110CB 02000), the Tigard Police Department is prepared and able to provide police services to the affected area. If you require any further information, please feel free to contact this office.

Regards,

Jim Wolf  
Public Information Officer  
Tigard Police Department



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**From:** Mimi Doukas [<mailto:mimi@stonebridgehomesnw.com>]  
**Sent:** Wednesday, April 10, 2013 11:30 AM  
**To:** Jim Wolf  
**Cc:** Mimi Doukas; Gary Pagenstecher  
**Subject:** Re: Service Provider Letter - Tigard annexation of 12035 SW Beef Bend Road

Hi Mimi, I have been working with Gary Pachenstecher.

Sent from my iPad

On Apr 10, 2013, at 11:21 AM, "Jim Wolf" <[jim.wolf@tigard-or.gov](mailto:jim.wolf@tigard-or.gov)> wrote:

Hello Mimi:

Typically an internal request for comments is generated from the planner who is managing the project. I would prefer to continue with this protocol. If you would provide me your contact within the City of Tigard Planning Department, I can provide your requested information.

Thanks for your cooperation.

Regards,

Jim Wolf  
Public Information Officer  
Tigard Police

<image001.png>

<image002.png><image003.png>

<image004.jpg>

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**From:** Mimi Doukas [<mailto:mimi@stonebridgehomesnw.com>]

**Sent:** Tuesday, April 09, 2013 3:23 PM

**To:** Rob Murchison; Greg Berry; Vance Walker; [gus@tigard-or.gov](mailto:gus@tigard-or.gov); Jim Wolf; [brian.sherrard@tvfr.com](mailto:brian.sherrard@tvfr.com)

**Cc:** Mimi Doukas

**Subject:** Service Provider Letter - Tigard annexation of 12035 SW Beef Bend Road

Venture Properties, Inc is requesting annexation of 12035 SW Beef Bend Road (TL 2S110CB 02000) from Washington County to Tigard. It currently carries a Washington County zone of R-6, and a Tigard zone of R-7 is being requested. The property is 5.79 acres in size and currently has one single family house on it. After annexation, Venture Properties plans to submit an application for a 36 lot subdivision for detached homes.

As part of our annexation application, we need to address the availability and willingness for infrastructure providers to accommodate the proposed urbanization of the property. Please reply back to me with your agency's willingness and capacity to serve this project. Please let me know if you need additional information or have any questions.

Thank you – Mimi

**Mimi Doukas, AICP, RLA**

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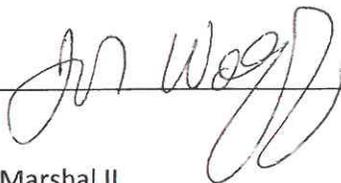
EMERGENCY SERVICE PROVIDER LETTER

THIS IS NOT AN APPROVAL

The Fire District has personnel and equipment in the area that can respond to an emergency incident and implement such actions as may be necessary for fire and/or rescue operations at the address cited below:

For planning purposes, access and fire fighting water supply complying with fire code requirements shall be included on plans submitted to the City of Tigard.

See approved (stamped) plan for additional information.

Signed:  Date: 4-16-2013

John Wolff  
Deputy Fire Marshal II  
Tualatin Valley Fire & Rescue  
503-259-1504

Subject Property:  
12035 SW Beef Bend Rd  
TL2S110CB 02000