

### **Worksheet (continued)**

## REGISTERED VOTERS

## SUMMARY

TOTAL NUMBER REGISTERED VOTERS IN THE PROPOSAL 5

NUMBER OF REGISTERED VOTERS WHO SIGNED 4

PERCENTAGE OF REGISTERED VOTERS WHO SIGNED 80%

**TOTAL ACREAGE IN PROPOSAL** 201.98 ac (excluding public rights-of-way)

ACREAGE SIGNED FOR 201.98 ac (excluding public rights-of-way)

PERCENTAGE OF ACREAGE SIGNED FOR 100%

# APPLICANT EXHIBIT K

Washington County Letter of Concurrence



# WASHINGTON COUNTY

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## OREGON

August 1, 2023

Mike Weston, City Manager  
City of King City  
15300 SW 116th Ave.  
King City, OR 97224

RE: Proposed City annexations in the Kingston Terrace Community Plan area

Dear Mr. Weston,

Washington County staff have reviewed the materials you provided for King City's proposed annexation of properties within the Kingston Terrace Community Plan area located south of Beef Bend Road and east of Roy Rogers Road, and as shown in the attached graphic. The proposed annexation also includes portions of the rights-of-way of Beef Bend Road, Roy Rogers Road and Elsner Road, all of which are currently county-managed roadways.

Washington County and King City most recently updated their Urban Planning Area Agreement (UPAA) in 2018. The annexation area in question is identified as part of the city's 'Urban Reserve Planning Area' in the agreement and therefore the County expects the area to annex to the city in an orderly fashion as development occurs.

The County consents to the City's proposed annexation including the right-of-way (ROW) of the three county roads as shown in the attached graphic, with the following expectations:

- King City will annex the ROW from the centerline south along Beef Bend Road from the existing city limit to Roy Rogers Road, consistent with the future shared King City and Tigard boundary per the UPAA. Washington County will maintain long-term road jurisdiction and maintenance authority for Beef Bend Road.
- King City will annex the ROW on both sides of centerline along Roy Rogers Road adjacent to the parcels identified in the attached graphic as being annexed into King City. Since the area west of Roy Rogers Road is rural, it is not expected to be annexed by any other city in the future. Washington County will maintain long-term road jurisdiction and maintenance authority for Roy Rogers Road.
- King City will annex the ROW on both sides of the centerline of Elsner Road abutting parcels being annexed. Washington County does not intend to maintain long-term jurisdiction and maintenance authority for Elsner Road. Washington County anticipates transferring roadway jurisdiction and maintenance authority for Elsner Road to King City incrementally as the City annexes the ROW over time.

Page 2

Aug. 1, 2023

Proposed City annexations in the Kingston Terrace Community Plan area

County staff look forward to further coordination with King City on the continued development of the Kingston Terrace community. Please do not hesitate to contact me with any questions or concerns.

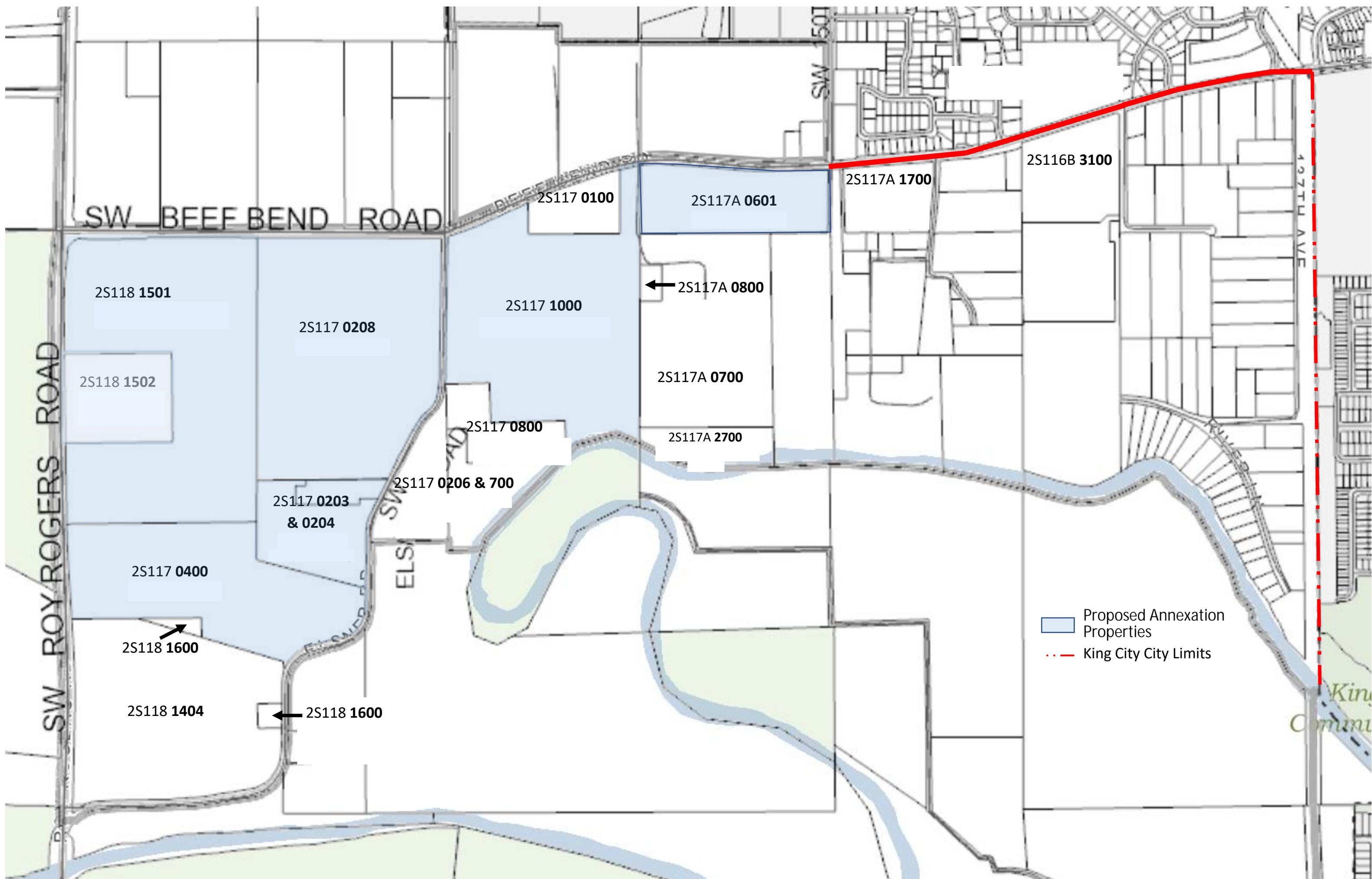
Sincerely,



Stephen Roberts, AICP  
Director of Land Use & Transportation

Enclosure: Proposed Annexation Map

cc: Tanya Ange, County Administrator  
Rachael Fuller, Assistant County Administrator  
Erin Wardell, Planning and Development Services Manager  
Theresa Cherniak, Principal Community Planner  
Todd Watkins, Operations and Maintenance Division Manager  
Stacy Shetler, County Engineer  
Naomi Vogel, Associate Planner



# APPLICANT EXHIBIT O

Public Notice Mailing List

\* CUSTOM MAILING LIST  
100' BUFFER AROUND 2S117A000601  
2S1170000203, 204, 208, 400, 1000  
2S1180001501, 1502  
CREATED 10/25/23 BY TERI HEINO WASHCO LUT

2S116BA00200  
ADAMS SQUARE BEEF BEND LLC  
HZF BEEF BEND LLC  
BY GOTSHALL-MAXIN, LEE F ESQ  
THREE EMBARCADERO CENTER 12TH FL  
SAN FRANCISCO CA 94111

2S109CD03100  
ADAMS SQUARE BEEF BEND LLC  
HZF BEEF BEND LLC  
BY GOTSHALL-MAXIN, LEE F ESQ  
THREE EMBARCADERO CENTER 12TH FL  
SAN FRANCISCO CA 94111

2S1180001402  
AMSTAD, TONY & DEEANN REVOC TRUST  
PO BOX 890  
HERMISTON OR 97838

2S1180001404  
AMSTAD, TONY & DEEANN REVOCABLE TRUST  
PO BOX 890  
HERMISTON OR 97838

2S117AA04300

2S1180001600  
AMSTAD, WAYNE A & CORI A  
15990 SW ROY ROGERS RD  
SHERWOOD OR 97140

2S117AA05600  
ARIBISALA, HENRY  
14808 SW MULBERRY DR  
TIGARD OR 97224

2S109CD10100  
AUTUMN HILL HOMEOWNERS ASSOCIATION  
BY NW COMMUNITY MANAGEMENT CO., LLC  
PO BOX 23099  
TIGARD OR 97281

2S116BB01500  
BABAEI, MOHAMMADREZA  
AKBARIMALKESHI, SOHEILA  
16145 SW BARRINGTON PL  
PORTLAND OR 97224

2S116BB003100  
BEEF BEND LLC  
PO BOX 2559  
OREGON CITY OR 97045

2S116BB00600  
BEHRENS, GROVER S & ROSA A  
15010 SW DAPHNE CT  
BEAVERTON OR 97007

2S116BB02800  
BERG, TYLER I & AIMEE K  
16352 SW MYRTLE AVE  
TIGARD OR 97224

2S1170000500  
CASH JOINT TRUST  
BY CASH, DWIGHT C & PAULA L TRS  
17720 SW ELSNER RD  
SHERWOOD OR 97140

2S117AA05200  
CHOW, WING CHUEN  
LEE, TUNG YAO  
14734 SW MULBERRY DR  
TIGARD OR 97224

2S117AA01400  
CHRISTIANSEN, SUSAN G  
10008 DOLERITE DR  
FORT WORTH TX 76131

2S117AA01500  
CHRISTIANSEN, SUSAN G  
10008 DOLERITE DR  
FORT WORTH TX 76131

2S117AA00100  
COY, PATRICK & TARA  
16247 SW 146TH AVE  
TIGARD OR 97224

2S1170000204  
CTH INVESTMENTS LLC  
14787 SW MILLIKAN WAY  
BEAVERTON OR 97003

2S1170000203  
CTH INVESTMENTS LLC  
14787 SW MILLIKAN WAY  
BEAVERTON OR 97003

2S116B000102  
DLJ PROPERTIES, LLC  
13620 SW BEEF BEND RD #78  
TIGARD OR 97224

2S117AA05700  
DRH ENERGY INC  
ATTN: TED HARBOUR ESQ  
301 COMMERCE ST, STE 500  
FORT WORTH TX 76102

2S117AA05300  
DRH ENERGY INC  
ATTN: TED HARBOUR ESQ  
301 COMMERCE ST, STE 500  
FORT WORTH TX 76102

2S117AA05400  
DRH ENERGY INC  
ATTN: TED HARBOUR ESQ  
301 COMMERCE ST, STE 500  
FORT WORTH TX 76102

2S117AA05500  
DRH ENERGY INC  
ATTN: TED HARBOUR ESQ  
301 COMMERCE ST, STE 500  
FORT WORTH TX 76102

2S117AA05800  
DRH ENERGY INC  
ATTN: TED HARBOUR ESQ  
301 COMMERCE ST, STE 500  
FORT WORTH TX 76102

2S117AA05900  
DUONG, JEREMY H & NGA T  
14846 SW MULBERRY DR  
TIGARD OR 97224

2S117A000900  
EITING, KATHERINE A REV LIVING TRUST  
PO BOX 230939  
PORTLAND OR 97281

2S1170000301  
EPENER PROPERTIES LLC  
BY EPENER, FREDERICK J & BEVERLY J  
10860 SW PARK ST  
TIGARD OR 97223

2S116B000800  
ETLING, PHYLLIS C LIVING TRUST  
BY ETLING, PHYLLIS C &  
STONE, JOANNE E TRS  
13970 SW BEEF BEND RD  
TIGARD OR 97223

2S1170000206  
EUDALY, ELAINE F LIVING TRUST  
16900 SW ELSNER RD  
SHERWOOD OR 97140

2S1170000700  
EUDALY, ELAINE F LIVING TRUST  
16900 SW ELSNER RD  
SHERWOOD OR 97140

2S116BB01200  
FUITEN, JESSICA J  
DAVOODI, DANIEL  
16098 SW BARRINGTON PL  
PORTLAND OR 97224

2S117AA05000  
GONZALEZ, JOEL & ALEJANDRA  
14690 SW MULBERRY DR  
TIGARD OR 97224

2S116BB02700  
GRIFFITH, RONNDA L ZEZULA  
GRIFFITH, JAMES L  
14060 BEEF BEND RD  
TIGARD OR 97224

2S116BB01400  
HAKE, KRYSTIN  
16148 SW BARRINGTON PL  
TIGARD OR 97224

2S117AA05100  
HANEY, CHAD  
14712 SW MULBERRY DR  
TIGARD OR 97224

2S1170000800  
HARREL FAMILY TRUST  
BY HARREL, CLIFFORD J & LINDA J TRS  
PO BOX 760  
SHERWOOD OR 97140

2S117AA00200  
HARVEY, SHANNON M & SEAN  
16223 SW 146TH AVE  
PORTLAND OR 97224

2S117A000700  
HARVEY, STEVEN P & SUSAN R  
15540 SW BEEF BEND RD  
TIGARD OR 97224

2S117A002700  
HARVEY, STEVEN P & SUSAN R  
15540 SW BEEF BEND RD  
TIGARD OR 97224

2S1170000400  
HASUIKE, ARTHUR A  
HASUIKE, DANIEL T  
HASUIKE, STEVE Y ET AL  
15265 SW BEEF BEND RD  
TIGARD OR 97224

2S117A000500  
HASUIKE, ARTHUR A  
HASUIKE, DANIEL T  
HASUIKE, STEVE Y ET AL  
15265 SW BEEF BEND RD  
TIGARD OR 97224

2S117A000600  
HASUIKE, ARTHUR A & SUZANNE S  
HASUIKE, DANIEL T  
YOUNG, BETTY H ET AL  
15265 SW BEEF BEND RD  
TIGARD OR 97224

2S1170000208  
HASUIKE, STEVE YUKIO LIVING TRUST  
HASUIKE, DANIEL T  
YOUNG, BETTY H ET AL  
15265 SW BEEF BEND RD  
TIGARD OR 97224

2S117A000601  
HASUIKE, STEVE YUKIO LIVING TRUST  
HASUIKE, DANIEL T  
HASUIKE, BETTY H ET AL  
15265 SW BEEF BEND RD  
TIGARD OR 97224

2S117AA05300  
HENDRICK, AARON B & LESLIE A  
14756 SW MULBERRY DR  
TIGARD OR 97224

2S117AA01800  
HENRY, LARRY J & DEANNE L  
16200 SW 150TH AVE  
TIGARD OR 97224

2S116B000900  
HERBERHOLZ, LARRY  
ISON, KIMBERLY A  
13850 SW BEEF BEND RD  
TIGARD OR 97224

2S116BB02200  
JASSO, MATTHEW T  
14200 SW BEEF BEND RD  
TIGARD OR 97224

2S117AA06000  
KEIM, ERIC & KATIE  
14858 SW MULBERRY DR  
TIGARD OR 97224

2S117AA04000  
KHALILI, ARDLAN  
KHALILI, KHOSROW  
14632 SW TREVOR LN  
TIGARD OR 97224

2S1170001300  
KUMMROW, WILLARD STEPHEN  
18580 SW KUMMROW AVE  
SHERWOOD OR 97140

2S116B000901  
LIEBERTZ, JOHN P & CANDACE R  
13750 SW BEEF BEND RD  
TIGARD OR 97224

2S117AA04100  
MANN, SVETLANA  
MCDONALD, GORDON J  
14614 SW TREVOR LN  
TIGARD OR 97224

2S116BA00100  
MAYBECK ASSOCIATES LLC  
BY FRESHWATER INVESTMENTS LLC  
ATTN ROZENFELD, ALEX  
303 TWIN DOLPHIN DR STE #600  
REDWOOD CITY CA 94065

2S1170000600  
METRO  
PARKS & NATURE DEPARTMENT  
600 NE GRAND AVE  
PORTLAND OR 97232

2S117AA01700 MEYER, JAMES R MCCOY, CAMERON JOHN 14730 SW BEEF BEND RD TIGARD OR 97224	2S117A002101 MEYER, MARY J TRUST MEYER, RAYMOND V FAMILY TRUST 14730 SW BEEF BEND RD PORTLAND OR 97224	2S117A002200 MEYER, MARY J TRUSTEE 14730 SW BEEF BEND RD PORTLAND OR 97224
2S1170000202 MF BB2 15525 SW BEEF BEND RD TIGARD OR 97224	2S1180001502 MF BEEF BEND LLC 17933 NW EVERGREEN PKWY STE 300 BEAVERTON OR 97006	2S1180001501 MF BEEF BEND LLC 17933 NW EVERGREEN PKWY STE 300 BEAVERTON OR 97006
2S1170000300 MINER, DONALD WM TRUST PO BOX 129 SHERWOOD OR 97140	2S117A000800 MURREY, THEODORE W 15500 SW BEEF BEND RD TIGARD OR 97224	2S116BB01600 NILES, TYLER B & ALYSSA M 16123 SW BARRINGTON PL TIGARD OR 97224
2S116BB02100 OAKMONT APARTMENT INVESTORS LLC 710 NW 14TH AVE, 2ND FLOOR PORTLAND OR 97209	2S1170000100 O'HALLORAN, EDWINE E 15800 SW BEEF BEND RD TIGARD OR 97224	2S116BB00500 PADRON, MICHAEL L & REBECCA 16096 SW WESTMINSTER DR TIGARD OR 97224
2S116BB02900 PETERSON, IAN M & SARA N 16336 SW MYRTLE AVE TIGARD OR 97224	2S117AA01300 PIRZADEH, MIRPARHAM ARDEKANI, AZIN 16230 SW 146TH AVE PORTLAND OR 97223	2S1170001600 PISCITELLI FAMILY TRUST BY VINCENZO/ROSALBA PISCITELLI TRS 15540 SW APRIL LN TIGARD OR 97224
2S117AA05500 QUTUB, SANA K 14796 SW MULBERRY DR PORTLAND OR 97224	2S1170000201 ROSE, JARRETT P & MARIA A 15755 SW BEEF BEND RD TIGARD OR 97224	2S116BB00700 SAYERS, WILLIAM L LINGENFELTER, TINA M 16115 SW WESTMINSTER DR TIGARD OR 97224
2S117A000400 SCOTT, GREGORY & CHELSEA 16255 SW 150TH AVE TIGARD OR 97224	2S1170001000 SHARLIN FARM LLC BY O'HALLORAN, MICHAEL 12130 NW OLD GERMANTOWN RD PORTLAND OR 97231	2S1180001700 SHUTTS, ROSS D & AUDREY Y SHUTTS REVOCABLE LIVING TRUST 16295 SW BEEF BEND RD SHERWOOD OR 97140
2S117AA04200 SMITH, JEREMY R & RAMONITA M 14620 SW TREVOR LN TIGARD OR 97224	2S1170000207 SUCTAWEET TRUST BY SUCTAWEET, SALAWOOT J TR 16195 SW BEEF BEND RD SHERWOOD OR 97140	2S117AA04900 SULLIVAN, ADAM M & LINDSEY M 14674 SW MULBERRY DR PORTLAND OR 97224
2S117AA05400 SULLIVAN, JON W & NICOLE R 14778 SW MULBERRY DR TIGARD OR 97224	2S117AA01200 THANGVIJIT, NATTAWAN AND GULMAHONG, SUNUN 16190 SW 146TH AVE TIGARD OR 97224	2S1180000601 TIGARD, CITY OF 13125 SW HALL BLVD TIGARD OR 97223
	2S1170001100 UNITED STATE OF AMERICA US FISH & WILDLIFE SERVICE ATTN: GEORGIA SHIRILLA 911 NE 11TH AVE PORTLAND OR 97232	2S1180001400 UNITED STATES OF AMERICA U S FISH & WILDLIFE SERVICE 911 NE 11TH AVE PORTLAND OR 97232

2S109BC07000  
USA DEPT OF ENERGY  
BONNEVILLE POWER ADMINISTRATION  
PO BOX 3621  
PORTLAND OR 97208

2S117AA05800  
VARGAS, GABRIELA  
14832 SW MULBERRY DR  
TIGARD OR 97224

2S116BB00800  
WADDELL, TRENT WAYNE  
PENA, RHINA MICHELLE HERNANDEZ  
16097 SW WESTMINSTER DR  
TIGARD OR 97224

2S1180000100  
WIESE, RUTH TRUST  
16245 SW BEEF BEND RD  
SHERWOOD OR 97140

2S116BB01300  
YOUNG, MARK W & JAMIE M  
16126 SW BARRINGTON PL  
TIGARD OR 97224

2S116BB02701  
ZAVALA, JORGE & IMELDA  
14010 SW BEEF BEND RD  
TIGARD OR 97224

# EXHIBIT E

Mailing Affadavits

## Affidavits for Mailings, Publishing, and Posting

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Oregonian Media Group  
1500 SW 1st Ave Suite 500  
Portland, OR 97201



Oregonian

CITY OF KING CITY  
15300 SW 116TH AVE  
KING CITY, OR 97224

AD#: 0010806766

Email affidavit  
[rsmith@ci.king-city.or.us](mailto:rsmith@ci.king-city.or.us)  
and mail original

Sales Rep: Kimberlee O'Neill  
Account Number: 1000816725  
AD#: 0010806766

Remit Payment to:  
Oregonian Media Group  
Dept 77571  
P.O. Box 77000  
Detroit, MI 48277-0571

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Date	Position	Description	P.O. Number	Ad Size	Costs
12/30/2023	PublicNotices OR	City Council 2024-01-17 Mtg	City Council 2024-01-17 Mtg	3 x 170 L	
			Basic Ad Charge - 12/23/2023		\$2,335.80
			Basic Ad Charge - 12/30/2023		\$2,335.80
			Total		\$4,671.60

FOR QUESTIONS CONCERNING THIS AFFIDAVIT, PLEASE CALL 877-229-2380

State of Oregon,) ss

County of Multnomah)

County, Washington, Kimberly Langdon being duly sworn, deposes that he/she is principal clerk of Oregonian Media Group; that Oregonian is a public newspaper published in the city of Portland, with general circulation in Oregon, and this notice is an accurate and true copy of this notice as printed in said newspaper, was printed and published in the regular edition and issue of said newspaper on the following date(s):

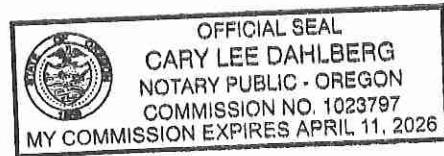
Oregonian 12/23, 12/30/2023

Wiley Co

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**Principal Clerk of the Publisher**

Sworn to and subscribed before me this 3rd day of January 2024



Notary Public

CITY OF KING CITY  PUBLIC NOTICE

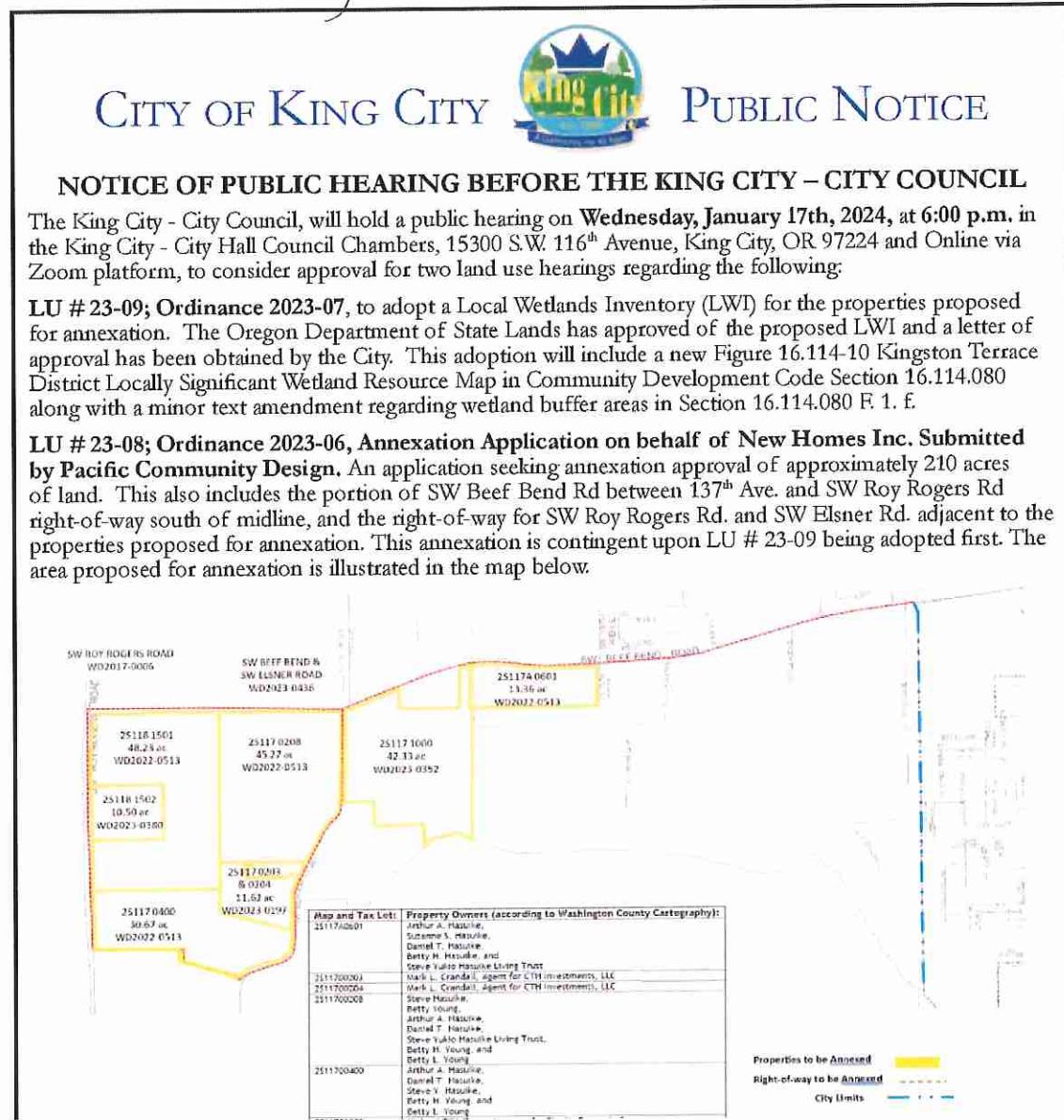


**NOTICE OF PUBLIC HEARING BEFORE THE KING CITY – CITY COUNCIL**

The King City - City Council, will hold a public hearing on **Wednesday, January 17th, 2024**, at 6:00 p.m. in the King City - City Hall Council Chambers, 15300 S.W. 116<sup>th</sup> Avenue, King City, OR 97224 and Online via Zoom platform, to consider approval for two land use hearings regarding the following:

**LU # 23-09; Ordinance 2023-07**, to adopt a Local Wetlands Inventory (LWI) for the properties proposed for annexation. The Oregon Department of State Lands has approved of the proposed LWI and a letter of approval has been obtained by the City. This adoption will include a new Figure 16.114-10 Kingston Terrace District Locally Significant Wetland Resource Map in Community Development Code Section 16.114.080 along with a minor text amendment regarding wetland buffer areas in Section 16.114.080 R. 1. f.

**LU # 23-08; Ordinance 2023-06, Annexation Application on behalf of New Homes Inc. Submitted by Pacific Community Design.** An application seeking annexation approval of approximately 210 acres of land. This also includes the portion of SW Beef Bend Rd between 137<sup>th</sup> Ave. and SW Roy Rogers Rd right-of-way south of midline, and the right-of-way for SW Roy Rogers Rd. and SW Elsner Rd. adjacent to the properties proposed for annexation. This annexation is contingent upon LU # 23-09 being adopted first. The area proposed for annexation is illustrated in the map below.



2511701900	Michael O'Halloran, Manager for Sharin Farms, LLC
2511801501	Sean Keys, Manager for NF Beef Bend, LLC
2511801602	Sean Keys, Manager for NF Beef Bend, LLC
Washington County's 5W Beef Bend Road Right-of-Way - Right of way from northern right-of-way to Roy Rogers Rd. along western boundary of tax lots 2511801501, 2511801602, and 2511702402	Washington County's 5W Roy Rogers Road Right-of-Way - Right of way from southern portion of intersection of 5W Beef Bend Road along western boundary of tax lots 2511801501, 2511801602, and 2511702402
Washington County's 5W Elsner Road Right-of-Way - Right of way in its entirety, from 5W Beef Bend Road to the southern boundary of tax lot 2511702402	Washington County's 5W Elsner Road Right-of-Way - Right of way in its entirety, from 5W Beef Bend Road to the southern boundary of tax lot 2511702402

As required by Community Development Code Section 16.192.050 C., the properties shall be rezoned upon annexation in accordance with the Kingston Terrace Master Plan from Washington County FD-20 to Town Center Neighborhood (area between Roy Rogers Rd. and Elsner Rd.), Beef Bend Neighborhood (Tax Lot 2S117A 0601), and Beef Bend Neighborhood and Central Neighborhood (Tax Lot 2S117 1000).

The purpose of the City Council hearing is to review the proposals, consider public testimony, and consider the recommendation from the Planning Commission to come to an actionable resolution.

The annexation proposal (LU # 23-08) shall be evaluated based upon the relevant portions of the following:

- Metro Code 3.09;
- The Oregon Revised Statutes;
- The King City Comprehensive Plan;
- The Kingston Terrace Master Plan;
- The requirements of Title 16 Community Development Code (CDC);
- Applicable intergovernmental agencies
- Section 16.192.050 of the CDC

All interested parties are invited to attend the hearing and express their views. Statements will be accepted in writing or orally at the hearing. Failure to raise an issue at the public hearing, in person or by letter, or failure to provide statements or evidence sufficient to afford the decision maker an opportunity to respond to the issue precludes appeal to the Land Use Board of Appeals based on that issue.

The public may attend the hearing by coming to City Hall at the above address or by attending the Zoom webinar. In accordance with [House Bill 2560](#), this hybrid meeting enables people to join remotely or in-person to participate in the Planning Commission hearing and submit oral and/or written testimony in person or remotely. Zoom Links are on the reverse side of this Notice.

Correspondence should be mailed to the King City Planning Commission, Attn. Community Development, 15300 S.W. 116<sup>th</sup> Avenue, King City, OR 97224 or via email at [mweston@ci.king-city.or.us](mailto:mweston@ci.king-city.or.us). Written testimony received one week (7 days) prior to the hearing will be included in the Planning Commissioner's meeting materials and allow adequate time for review. Materials and relevant criteria are available for review at:

- On the project website <https://www.ci.king-city.or.us/annexations/index.php>
- King City – City Hall, 15300 S.W. 116<sup>th</sup> Avenue, King City, OR
- Paper Copies may be obtained at a reasonable cost.
- Staff reports are available for inspection at no cost or may be obtained at a reasonable cost seven days prior to the hearing.

Questions regarding the application or the public hearing process may be directed to Maxwell Carter, 503-639-4082, or at [mcarter@ci.king-city.or.us](mailto:mcarter@ci.king-city.or.us).

The City Council reserves the right to continue the hearing to another date and time. If the hearing is continued, no further public notice will be provided. The hearings are accessible to the disabled. Contact City Manager, at 503-639-4082 (voice and TTY), if you need any special accommodation to attend or to participate in the meeting. Publications may be available in alternate formats and the meeting is accessible to the disabled.

Published: December 21st, 2023

#### INFORMATION AND ONLINE ZOOM LINK

Please click the link below to join the webinar: **Or Telephone: US: 1 (253) 215-8782**

<https://us02web.zoom.us/j/89753210459?pwd=NFM4YVNEbnUIOWZ2SzlsVmN- pNDY1Zz09>

Webinar ID: 897 5321 0459

Passcode: 076178

Members of the public can watch the meeting live  
On TVCTV cable channel 23 or 30; and King City  
YouTube live streaming

O10906766-01

# Affidavit of Publishing and Posting



I, Ronnie Smith, say that I am an employee for the City of King City, Washington County, Oregon and that I served the following:

{Check Appropriate Box(s) Below}

**NOTICE OF PUBLIC HEARING:**

LU # 23-09 – Ordinance 2023-07, to adopt a Local Wetlands Inventory (LWI.)

LU # 23-08 – Ordinance 2023-06, Annexation Application on behalf of NEW Homes Inc. Submitted by Pacific Community Design

**HEARING BODY:**

City of King City, City Council

**HEARING DATE:**

January 17, 2024, at 6:00 p.m.

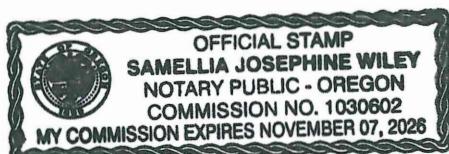
A copy of the said notice being hereto attached, marked **Exhibit "A,"** and by reference made a part hereof, was mailed and published by the following:

- **The Oregonian:**
  - Run Dates: December 23, 2023, and December 30, 2023.
- **Business Tribune:**
  - Run Dates: December 26, 2023, and January 2, 2024.
- **City Staff posted at the following locations:**
  - The King City Highlands clubhouse (12930 SW Peachvale Street) on December 29, 2023.
- A copy of the said notice being hereto attached, marked **Exhibit "B,"** and by reference made a part hereof, was sent via email to interested parties on December 21, 2023, and December 29, 2023.
- A copy of the said notice being hereto attached, marked **Exhibit "C,"** and by reference made a part hereof, was posted on Social Media on December 29, 2023.

Ronnie Smith, City Recorder

STATE OF OREGON  
County of Washington  
City of King City } ss.

Subscribed and affirmed before me on December 29, 2023



*Samellia Wiley*  
NOTARY PUBLIC OF OREGON  
My Commission Expires: 11-07-2026

# Exhibit A

CITY OF KING CITY



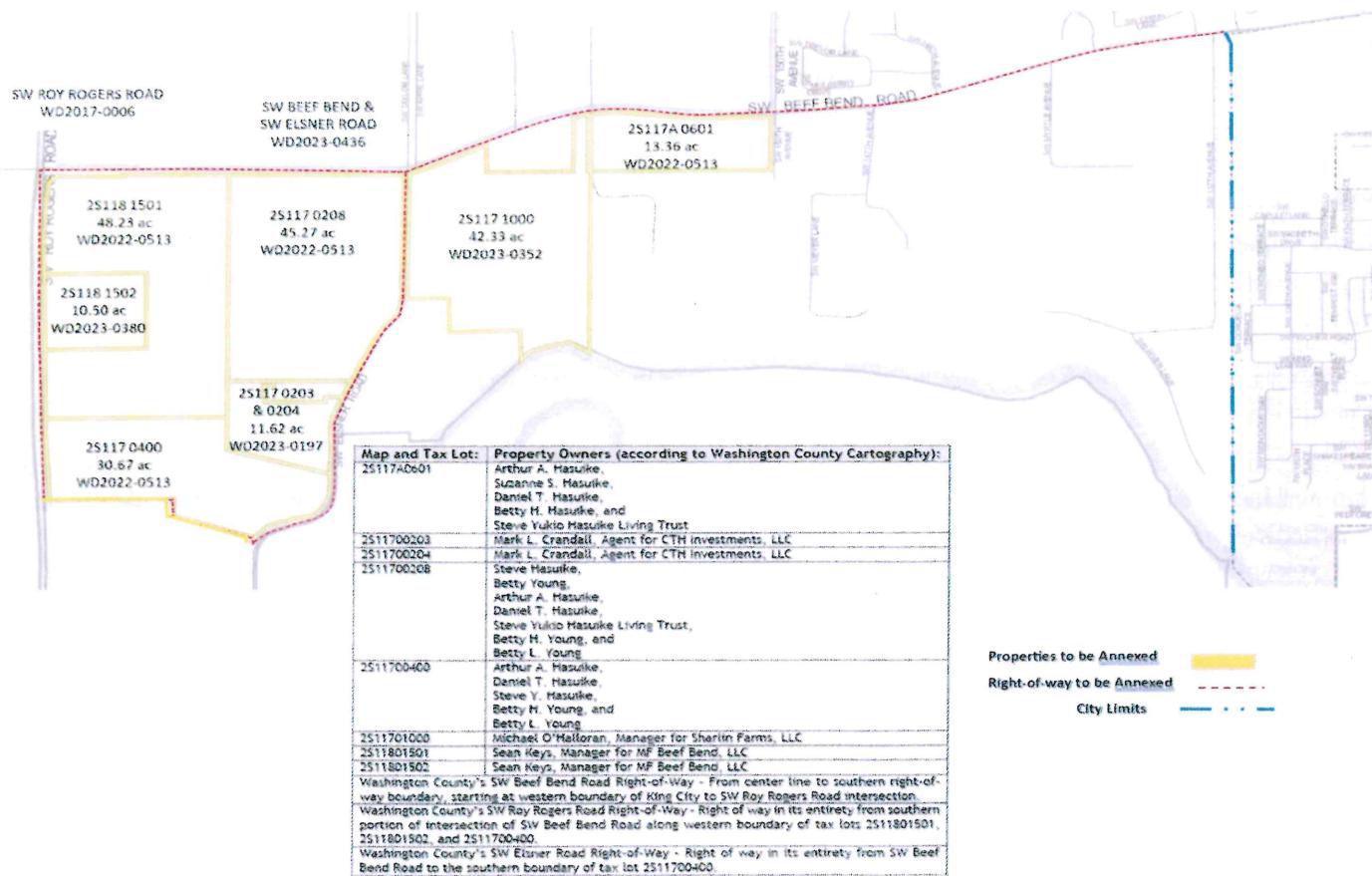
PUBLIC NOTICE

## NOTICE OF PUBLIC HEARING BEFORE THE KING CITY – CITY COUNCIL

The King City - City Council, will hold a public hearing on **Wednesday, January 17th, 2024, at 6:00 p.m.** in the King City - City Hall Council Chambers, 15300 S.W. 116<sup>th</sup> Avenue, King City, OR 97224 and Online via Zoom platform, to consider approval for two land use hearings regarding the following:

**LU # 23-09; Ordinance 2023-07**, to adopt a Local Wetlands Inventory (LWI) for the properties proposed for annexation. The Oregon Department of State Lands has approved of the proposed LWI and a letter of approval has been obtained by the City. This adoption will include a new Figure 16.114-10 Kingston Terrace District Locally Significant Wetland Resource Map in Community Development Code Section 16.114.080 along with a minor text amendment regarding wetland buffer areas in Section 16.114.080 F. 1. f.

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- Metro Code 3.09;
- The Oregon Revised Statutes;
- The King City Comprehensive Plan;
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- The requirements of Title 16 Community Development Code (CDC);
- Applicable intergovernmental agencies
- Section 16.192.050 of the CDC

The LWI adoption (LU # 23-09) shall be evaluated based upon the relevant portions of the following:

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Correspondence should be mailed to the King City Planning Commission, Attn. Community Development, 15300 S.W. 116<sup>th</sup> Avenue, King City, OR 97224 or via email at [mweston@ci.king-city.or.us](mailto:mweston@ci.king-city.or.us). Written testimony received one week (7 days) prior to the hearing will be included in the Planning Commissioner's meeting materials and allow adequate time for review. Materials and relevant criteria are available for review at:

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Published: December 21st, 2023

#### INFORMATION AND ONLINE ZOOM LINK

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/89753210459?pwd=NFM4YVNEbnU1OWZ2SzlsVmNpNDY1Zz09>

Webinar ID: 897 5321 0459

Passcode: 076178

*Or Telephone: US: 1 (253) 215-8782*

Members of the public can watch the meeting live

On TVCTV cable channel 23 or 30; and King City YouTube live streaming

## Order Confirmation

Ad Order Number 0010806766

7572999

749309

<b>Customer</b>	<b>Payer Customer</b>
CITY OF KING CITY	CITY OF KING CITY
Account:1000816725	Account: 1000816725
CITY OF KING CITY	CITY OF KING CITY
15300 SW 116TH AVE	15300 SW 116TH AVE
KING CITY OR 97224 USA	KING CITY OR 97224 USA
(503)639-4082	(503)639-4082

PO Number City Council 2024-01-1

Sales Rep. Kimberlee O'Neill

Order Taker Kimberlee O'Neill

Order Source Rep

Special Pricing

FAX:

msanjuan@ci.king-city.or.us

Tear Sheets 0	TearSheetsCost	\$0.00	Net Amount	\$4,671.60
Proofs 0			Tax Amount	\$0.00
Affidavits 1	AffidavitsCost	\$0.00	Total Amount	\$4,671.60
Blind Box			Payment Method	Invoice
Promo Type OR Legal Ad 2x			Payment Amount	\$0.00
Materials			Amount Due	\$4,671.60
Invoice Text City Council 2024-01-17 Mtg				

### Ad Schedule

Product	Oregonian::Full Run OR	Placement/Class	Announcements
# Inserts	2	POS/Sub-Class	Public Notices
Cost	\$4,671.60	AdNumber	0010806766-01
Ad Type	OR CLS Display	Ad Size	3 X 170 li
Pick Up #		Ad Attributes	
External Ad #		Color	3 + Black
Production Method	OR1_ATOL CHANGE	Production Notes	
Run Dates	Sort Text		
12/23/2023, 12/30/2023			

# CITY OF KING CITY



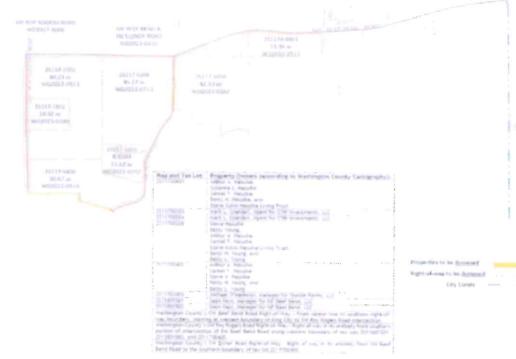
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Published: December 21st, 2023

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Webinar ID: 897 5321 0459

Passcode: 076178

1346x296x01

# Pamplin Media Group

## -Ad Proof-

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

<p><b>Date:</b> 12/21/23 <b>Account #:</b> 133662 <b>File #:</b> <b>Company Name:</b> CITY OF KING CITY <b>Contact:</b> RONNIE SMITH <b>Address:</b> 15300 SW 116TH AVENUE KING CITY  <b>Telephone:</b> (503) 639-4082 <b>Fax:</b></p>	<p><b>Ad ID:</b> 311632 <b>Start:</b> 12/26/23 <b>Stop:</b> 01/02/24  <b>Total Cost:</b> \$450.00 <b>Columns Wide:</b> 1  <b>Ad Class:</b> 1268 <b>Phone #:</b> (971) 204-7785 <b>Email:</b> <a href="mailto:khumphries@pamplinmedia.com">khumphries@pamplinmedia.com</a>  <b>Amount Due:</b> \$450.00</p>
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### Run Dates

Business Tribune 12/26/23  
Business Tribune 01/02/24

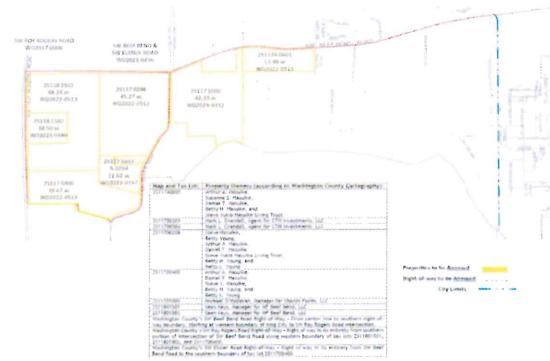
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On TCTV cable channel 23 or 30; and King City YouTube live streaming

Published Dec. 26, 2023 & Jan. 2, 2024.

BT311632



# Exhibit B

## NOTICE OF PUBLIC HEARING BEFORE THE KING CITY - CITY COUNCIL

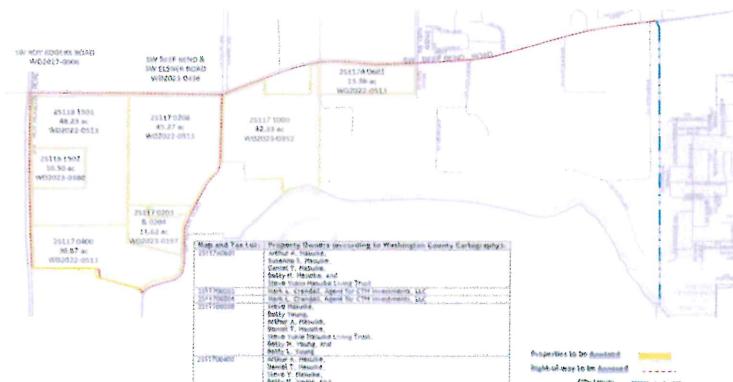
[Campaign Preview](#) [HTML Source](#) [Plain-Text Email](#) [Details](#)[View this email in your browser](#)

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Feedback

# NOTICE OF PUBLIC HEARING BEFORE THE KING CITY – CITY COUNCIL

ient

hu, Dec 21, 2023 1:29 pm

## NOTICE OF PUBLIC HEARING BEFORE THE KING CITY – CITY COUNCIL

Sent 12/21/23 1:29PM

## Table of contents

Overview 1

Sent 12/21/23 1:29PM

## NOTICE OF PUBLIC HEARING BEFORE THE KING CITY – CITY COUNCIL

## Overview

## 53 Recipients

Audience: City of King City (Unsaved segment)

Delivered: Thu, Dec 21, 2023 1:29 PM

Subject: NOTICE OF PUBLIC HEARING BEFORE THE KING CITY – CITY COUNCIL

155

Opened

0

Clicked

2

Bounced

0

Unsubscribed

Successful deliveries

251

99.2%

Clicks per unique opens

0%

Total opens

323

Total clicks

0

First opened

12/29/23 7:33AM

Last clicked

N/A

Forwarded

0

Abuse reports

0

0

Orders

\$0.00

Average order revenue

\$0.00

Total revenue



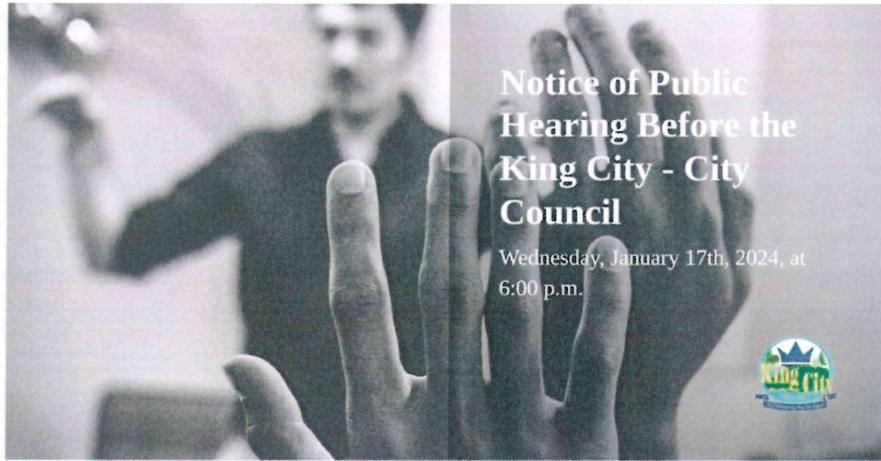
Exhibit C



City of King City, Oregon

25m ·

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Log in or sign up for Facebook to connect with friends, family and people you know.

Log In

or

Create new account



cityofkingcityoregon

...

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Wednesday, January 17th, 2024, at  
6:00 p.m.



cityofkingcityoregon Notice of Public Hearing Before  
the King City - City Council... more

4 minutes ago



cityofkingcityoregon

...



# Affidavit of Mailing, and Posting



I, Maxwell Carter, say that I am an employee for the City of King City, Washington County, Oregon, and that I served the following:

{Check Appropriate Box(s) Below}

**NOTICE OF PUBLIC HEARING:**

LU # 23-09 – Ordinance 2023-07, to adopt a Local Wetlands Inventory (LWI.)

LU # 23-08 – Ordinance 2023-06, Annexation Application on behalf of NEW Homes Inc. Submitted by Pacific Community Design

**HEARING BODY:**

City of King City, City Council

**HEARING DATE:**

January 17, 2024, at 6:00 p.m.

A copy of the said notice being hereto attached, marked **Exhibit "A,"** and by reference made a part hereof, was mailed and published by the following:

- City Staff printed and mailed using first class mail service form the U.S.P.S on 12/21/2023
- City Staff posted at the following locations:
  - City Hall
  - King City Civic Center
  - King City Community Park

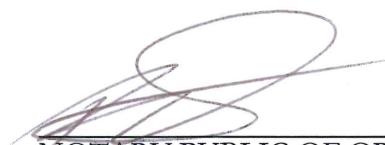
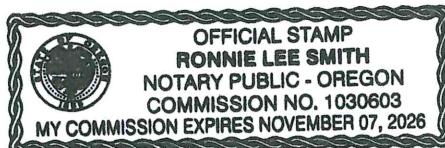
A copy of the said notice being hereto attached, marked **Exhibit "B,"** and by reference made a part hereof, was published on the City website and DLCD PAP portal.



Maxwell Carter, City Planner

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County of Washington  
City of King City } ss.

Subscribed and affirmed before me on December 21, 2023



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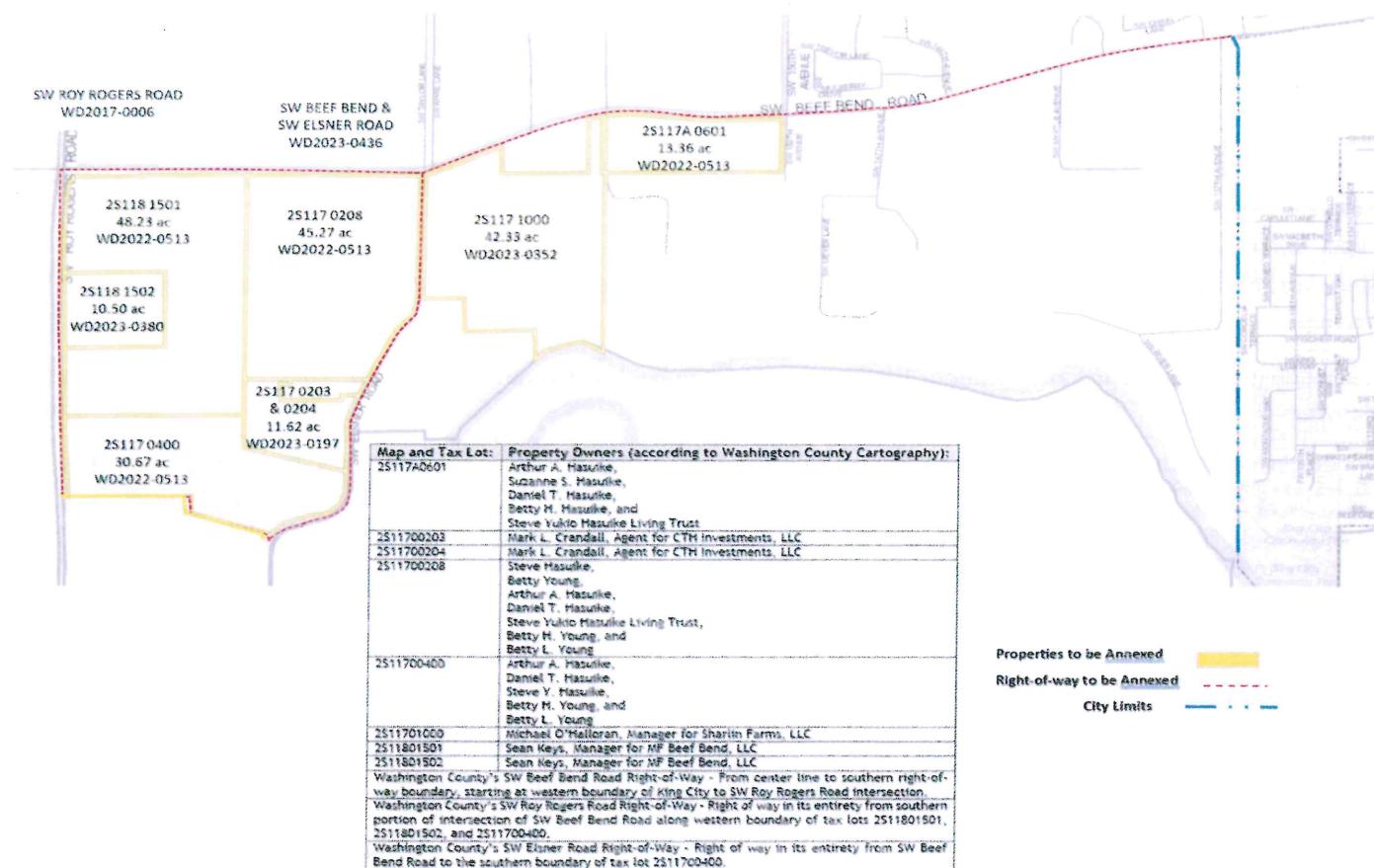
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The City Council reserves the right to continue the hearing to another date and time. If the hearing is continued, no further public notice will be provided. The hearings are accessible to the disabled. Contact City Manager, at 503-639-4082 (voice and TTY), if you need any special accommodation to attend or to participate in the meeting. Publications may be available in alternate formats and the meeting is accessible to the disabled.

Published: December 21st, 2023

## INFORMATION AND ONLINE ZOOM LINK

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/89753210459?pwd=NFM4YVNEbnU1OWZ2SzlsVmNpNDY1Zz09>

Webinar ID: 897 5321 0459

Passcode: 076178

*Or Telephone: US: 1 (253) 215-8782*

Members of the public can watch the meeting live  
On TVCTV cable channel 23 or 30; and King City  
YouTube live streaming

2S109CD03100 ADAMS SQUARE BEEF BEND LLC HZF BEEF BEND LLC BY GOTSHALL-MAXIN, LEE F ESQ THREE EMBARCADERO CENTER 12TH FL SAN FRANCISCO CA 94111	2S117AA05700 ABDELMOATY, WALAA EISSA, RASHA 14822 SW MULBERRY DR TIGARD OR 97224	2S116BA00200 ADAMS SQUARE BEEF BEND LLC HZF BEEF BEND LLC BY GOTSHALL-MAXIN, LEE F ESQ THREE EMBARCADERO CENTER 12TH FL SAN FRANCISCO CA 94111
2S1180001600 AMSTAD, WAYNE A & CORI A 15990 SW ROY ROGERS RD SHERWOOD OR 97140	2S1180001402 AMSTAD, TONY & DEEANN REVOC TRUST PO BOX 890 HERMISTON OR 97838	2S1180001404 AMSTAD, TONY & DEEANN REVOCABLE TRUST PO BOX 890 HERMISTON OR 97838
2S109CD10100 AUTUMN HILL HOMEOWNERS ASSOCIATION BY NW COMMUNITY MANAGEMENT CO., LLC PO BOX 23099 TIGARD OR 97281	2S117AA04300 ANDREWS, RACHEL M 14626 SW TREVOR LN TIGARD OR 97224	2S117AA05600 ARIBISALA, HENRY 14808 SW MULBERRY DR TIGARD OR 97224
2S116BB01500 BABAEI, MOHAMMADREZA AKBARIMALKESHI, SOHEILA 16145 SW BARRINGTON PL PORTLAND OR 97224	2S116B003100 BEEF BEND LLC PO BOX 2559 OREGON CITY OR 97045	2S116BB00600 BEHRENS, GROVER S & ROSA A 15010 SW DAPHNE CT BEAVERTON OR 97007
2S116BB02800 BERG, TYLER I & AIMEE K 16352 SW MYRTLE AVE TIGARD OR 97224	2S1170000500 CASH JOINT TRUST BY CASH, DWIGHT C & PAULA L TRS 17720 SW ELSNER RD SHERWOOD OR 97140	2S117AA05200 CHOW, WING CHUEN LEE, TUNG YAO 14734 SW MULBERRY DR TIGARD OR 97224
2S117AA01400 CHRISTIANSEN, SUSAN G 10008 DOLERITE DR FORT WORTH TX 76131	2S117AA01500 CHRISTIANSEN, SUSAN G 10008 DOLERITE DR FORT WORTH TX 76131	2S117AA00100 COY, PATRICK & TARA 16247 SW 146TH AVE TIGARD OR 97224
CTH INVESTMENTS LLC 14787 SW MILLIKAN WAY BEAVERTON OR 97003	2S1170000203 CTH INVESTMENTS LLC 14787 SW MILLIKAN WAY BEAVERTON OR 97003	2S116B000102 DLJ PROPERTIES, LLC 13620 SW BEEF BEND RD #78 TIGARD OR 97224
2S117AA05700 DRH ENERGY INC ATTN: TED HARBOUR ESQ 301 COMMERCE ST, STE 500 FORTH WORTH TX 76102	2S117AA05300 DRH ENERGY INC ATTN: TED HARBOUR ESQ 301 COMMERCE ST, STE 500 FORTH WORTH TX 76102	2S117AA05400 DRH ENERGY INC ATTN: TED HARBOUR ESQ 301 COMMERCE ST, STE 500 FORTH WORTH TX 76102
2S117AA05500 DRH ENERGY INC ATTN: TED HARBOUR ESQ 301 COMMERCE ST, STE 500 FORTH WORTH TX 76102	2S117AA05800 DRH ENERGY INC ATTN: TED HARBOUR ESQ 301 COMMERCE ST, STE 500 FORTH WORTH TX 76102	2S117AA05900 DUONG, JEREMY H & NGAT 14846 SW MULBERRY DR TIGARD OR 97224

2S117A000900  
EITING, KATHERINE A REV LIVING TRUST  
PO BOX 230939  
PORTLAND OR 97281

2S1170000206  
EUDALY, ELAINE F LIVING TRUST  
16900 SW ELSNER RD  
SHERWOOD OR 97140

2S117AA05000  
GONZALEZ, JOEL & ALEJANDRA  
14690 SW MULBERRY DR  
TIGARD OR 97224

2S117AA05100  
HANEY, CHAD  
14712 SW MULBERRY DR  
TIGARD OR 97224

2S117A000700  
HARVEY, STEVEN P & SUSAN R  
15540 SW BEEF BEND RD  
TIGARD OR 97224

2S117A000500  
HASUIKE, ARTHUR A  
HASUIKE, DANIEL T  
HASUIKE, STEVE Y ET AL  
15265 SW BEEF BEND RD  
TIGARD OR 97224

2S117A000601  
HASUIKE, STEVE YUKIO LIVING TRUST  
HASUIKE, DANIEL T  
HASUIKE, BETTY H ET AL  
15265 SW BEEF BEND RD  
TIGARD OR 97224

2S116B000900  
HERBERHOLZ, LARRY  
ISON, KIMBERLY A  
13850 SW BEEF BEND RD  
TIGARD OR 97224

2S117AA04000  
KHALILI, ARDLAN  
KHALILI, KHOSROW  
14632 SW TREVOR LN  
TIGARD OR 97224

2S117AA04100  
MANN, SVETLANA  
MCDONALD, GORDON J  
14614 SW TREVOR LN  
TIGARD OR 97224

2S1170000301  
EPENERER PROPERTIES LLC  
BY EPENERER, FREDERICK J & BEVERLY J  
10860 SW PARK ST  
TIGARD OR 97223

2S1170000700  
EUDALY, ELAINE F LIVING TRUST  
16900 SW ELSNER RD  
SHERWOOD OR 97140

2S116BB02700  
GRIFFITH, RONNDA L ZEZULA  
GRIFFITH, JAMES L  
14060 BEEF BEND RD  
TIGARD OR 97224

2S1170000800  
HARREL FAMILY TRUST  
BY HARREL, CLIFFORD J & LINDA J TRS  
PO BOX 760  
SHERWOOD OR 97140

2S117A002700  
HARVEY, STEVEN P & SUSAN R  
15540 SW BEEF BEND RD  
TIGARD OR 97224

2S117A000600  
HASUIKE, ARTHUR A & SUZANNE S  
HASUIKE, DANIEL T  
YOUNG, BETTY H ET AL  
15265 SW BEEF BEND RD  
TIGARD OR 97224

2S117AA05300  
HENDRICK, AARON B & LESLIE A  
14756 SW MULBERRY DR  
TIGARD OR 97224

2S116BB02200  
JASSO, MATTHEW T  
14200 SW BEEF BEND RD  
TIGARD OR 97224

2S1170001300  
KUMMROW, WILLARD STEPHEN  
18580 SW KUMMROW AVE  
SHERWOOD OR 97140

2S116BA00100  
MAYBECK ASSOCIATES LLC  
BY FRESHWATER INVESTMENTS LLC  
ATTN ROZENFELD, ALEX  
303 TWIN DOLPHIN DR STE #600  
REDWOOD CITY CA 94065

2S116B000800  
ETLING, PHYLLIS C LIVING TRUST  
BY ETLING, PHYLLIS C &  
STONE, JOANNE E TRS  
13970 SW BEEF BEND RD  
TIGARD OR 97223

2S116BB01200  
FUITEN, JESSICA J  
DAVOODI, DANIEL  
16098 SW BARRINGTON PL  
PORTLAND OR 97224

2S116BB01400  
HAKE, KRYSTIN  
16148 SW BARRINGTON PL  
TIGARD OR 97224

2S117AA00200  
HARVEY, SHANNON M & SEAN  
16223 SW 146TH AVE  
PORTLAND OR 97224

2S1170000400  
HASUIKE, ARTHUR A  
HASUIKE, DANIEL T  
HASUIKE, STEVE Y ET AL  
15265 SW BEEF BEND RD  
TIGARD OR 97224

2S1170000208  
HASUIKE, STEVE YUKIO LIVING TRUST  
HASUIKE, DANIEL T  
YOUNG, BETTY H ET AL  
15265 SW BEEF BEND RD  
TIGARD OR 97224

2S117AA01800  
HENRY, LARRY J & DEANNE L  
16200 SW 150TH AVE  
TIGARD OR 97224

2S117AA06000  
KEIM, ERIC & KATIE  
14858 SW MULBERRY DR  
TIGARD OR 97224

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LIEBERTZ, JOHN P & CANDACE R  
13750 SW BEEF BEND RD  
TIGARD OR 97224

2S1170000600  
METRO  
PARKS & NATURE DEPARTMENT  
600 NE GRAND AVE  
PORTLAND OR 97232

2S117AA01700 MEYER, JAMES R MCCOY, CAMERON JOHN 14730 SW BEEF BEND RD TIGARD OR 97224	2S117A002101 MEYER, MARY J TRUST MEYER, RAYMOND V FAMILY TRUST 14730 SW BEEF BEND RD PORTLAND OR 97224	2S117A002200 MEYER, MARY J TRUSTEE 14730 SW BEEF BEND RD PORTLAND OR 97224
2S1170000202 MF BB2 15525 SW BEEF BEND RD TIGARD OR 97224	2S1180001502 MF BEEF BEND LLC 17933 NW EVERGREEN PKWY STE 300 BEAVERTON OR 97006	2S1180001501 MF BEEF BEND LLC 17933 NW EVERGREEN PKWY STE 300 BEAVERTON OR 97006
2S1170000300 MINER, DONALD WM TRUST PO BOX 129 SHERWOOD OR 97140	2S117A000800 MURREY, THEODORE W 15500 SW BEEF BEND RD TIGARD OR 97224	2S116BB01600 NILES, TYLER B & ALYSSA M 16123 SW BARRINGTON PL TIGARD OR 97224
2S116BB02100 OAKMONT APARTMENT INVESTORS LLC 710 NW 14TH AVE, 2ND FLOOR PORTLAND OR 97209	2S1170000100 O'HALLORAN, EDWINE E 15800 SW BEEF BEND RD TIGARD OR 97224	2S116BB00500 PADRON, MICHAEL L & REBECCA 16096 SW WESTMINSTER DR TIGARD OR 97224
2S116BB02900 PETERSON, IAN M & SARA N 16336 SW MYRTLE AVE TIGARD OR 97224	2S117AA01300 PIRZADEH, MIRPARHAM ARDEKANI, AZIN 16230 SW 146TH AVE PORTLAND OR 97223	2S1170001600 PISCITELLI FAMILY TRUST BY VINCENZO/ROSALBA PISCITELLI TRS 15540 SW APRIL LN TIGARD OR 97224
2S117AA05500 QUTUB, SANA K 14796 SW MULBERRY DR PORTLAND OR 97224	2S1170000201 ROSE, JARRETT P & MARIA A 15755 SW BEEF BEND RD TIGARD OR 97224	2S116BB00700 SAYERS, WILLIAM L LINGENFELTER, TINA M 16115 SW WESTMINSTER DR TIGARD OR 97224
2S117A000400 SCOTT, GREGORY & CHELSEA 16255 SW 150TH AVE TIGARD OR 97224	2S1170001000 SHARLIN FARM LLC BY O'HALLORAN, MICHAEL 12130 NW OLD GERMANTOWN RD PORTLAND OR 97231	2S1180001700 SHUTTS, ROSS D & AUDREY Y SHUTTS REVOCABLE LIVING TRUST 16295 SW BEEF BEND RD SHERWOOD OR 97140
2S117AA04200 SMITH, JEREMY R & RAMONITA M 14620 SW TREVOR LN TIGARD OR 97224	2S1170000207 SUCTAWEE TRUST BY SUCTAWEE, SALAWOOT J TR 16195 SW BEEF BEND RD SHERWOOD OR 97140	2S117AA04900 SULLIVAN, ADAM M & LINDSEY M 14674 SW MULBERRY DR PORTLAND OR 97224
2S117AA05400 SULLIVAN, JON W & NICOLE R 14778 SW MULBERRY DR TIGARD OR 97224	2S117AA01200 THANGVIJIT, NATTAWAN AND GULMAHONG, SUNUN 16190 SW 146TH AVE TIGARD OR 97224	2S1180000601 TIGARD, CITY OF 13125 SW HALL BLVD TIGARD OR 97223
2S117AA04400 TREVOR RIDGE, OWNERS OF LOTS 1 THRU 8 00000	2S1170001100 UNITED STATE OF AMERICA US FISH & WILDLIFE SERVICE ATTN: GEORGIA SHIRILLA 911 NE 11TH AVE PORTLAND OR 97232	2S1180001400 UNITED STATES OF AMERICA U S FISH & WILDLIFE SERVICE 911 NE 11TH AVE PORTLAND OR 97232

2S109BC07000  
USA DEPT OF ENERGY  
BONNEVILLE POWER ADMINISTRATION  
PO BOX 3621  
PORTLAND OR 97208

2S117AA05800  
VARGAS, GABRIELA  
14832 SW MULBERRY DR  
TIGARD OR 97224

2S116BB00800  
WADDELL, TRENT WAYNE  
PENA, RHINA MICHELLE HERNANDEZ  
16097 SW WESTMINSTER DR  
TIGARD OR 97224

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WIESE, RUTH TRUST  
16245 SW BEEF BEND RD  
SHERWOOD OR 97140

2S116BB01300  
YOUNG, MARK W & JAMIE M  
16126 SW BARRINGTON PL  
TIGARD OR 97224

2S116BB02701  
ZAVALA, JORGE & IMELDA  
14010 SW BEEF BEND RD  
TIGARD OR 97224

2S116BB01100 DULA, GEME MIDASO SR 16066 SW BARRINGTON PL	2S109CD04600 FAYLOR, MAX A & AMBER 13693 SW BLUE SPRUCE CT	2S117AA07000 FENTON, JAMES M & JANE L 14772 SW TREVOR LN
PORLAND OR 97224	TIGARD OR 97224	TIGARD OR 97224
2S117AA00300 FRENS, ANTHONY & TAWNI 14595 SW TREVOR LN	2S109CD03600 GARCIA, ARNULFO MARTINEZ MARTINEZ, LORENA 13680 SW BLUE SPRUCE CT PORTLAND OR 97224	2S116BB01800 GORDON, WENDY 16065 SW BARRINGTON PL
TIGARD OR 97224		TIGARD OR 97224
2S117AA01100 HICKS, JEFFREY J & REBECCA A 16160 SW 146TH AVE	2S109CD03500 ILISCUPIDEZ, ELISE M & JONEL MATTHIEU 13690 SW BLUE SPRUCE CT	2S116BB01700 KENNEDY, ROBERT P & ELLEN W TRUST 16097 SW BARRINGTON PL
TIGARD OR 97224	TIGARD OR 97224	TIGARD OR 97224
2S116BB00900 KERN, VINETTE R & DENNIS G KERN SR REVOCABLE TRUST 16063 SW WESTMINSTER DR TIGARD OR 97224	2S117AA06300 KINGERY FAMILY REVOCABLE TRUST BY KINGERY, JAMIE L & ANGELA M TRS 14829 SW MULBERRY DR TIGARD OR 97224	2S117AA03700 KRANE, JOEL MARVIN & SUZANNE L 14627 SW TREVOR LN
2S117AA03900 LANZ, SEAN D POTTER, TARA R 14650 SW TREVOR LN TIGARD OR 97224	2S117AA03600 LOFTON, DAVID J & EMILY A 14643 SW TREVOR LN	2S116BB01000 MAURER, DANIEL N & CHRISTIN L 16027 SW WESTMINSTER DR
TIGARD OR 97224	TIGARD OR 97224	PORLAND OR 97224
2S117AA06600 MEISCH, AMY LEE 14793 SW MULBERRY DR	2S117AA03800 MESSINEO, CORY & HILARY 14611 SW TREVOR LN	2S116BB02300 MICAH DAY CONSTRUCTION INC PO BOX 113
TIGARD OR 97224	TIGARD OR 97224	SHERWOOD OR 97140
2S109CD03700 MINAHAN, MATTHEW 333 S STATE ST STE V #435	2S117AA06800 SHOJI, JEFF ANDREW & ANGELA 14749 SW MULBERRY DR	2S117AA06100 SORG, KURT OTTO & EILEEN MARIE 14855 SW MULBERRY DR
LAKE OSWEGO OR 97034	TIGARD OR 97224	TIGARD OR 97224
2S116BB00300 STEIDLER, MATTHEW B & CHIN K 16052 SW WESTMINSTER DR		
TIGARD OR 97224		

**Notice of Public Hearing Before the King City - City Council January 17, 2024**

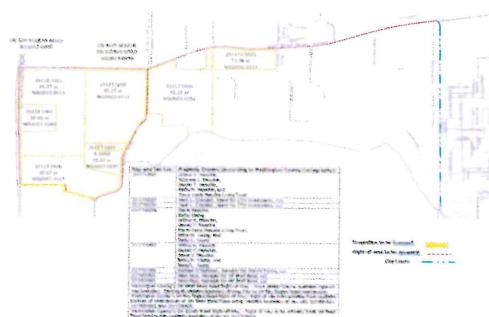


## Notice of Public Hearing Before the King City - City Council

The King City - City Council, will hold a public hearing on Wednesday, January 17th, 2024, at 6:00 p.m. in the King City - City Hall Council Chambers, 15300 S.W. 116th Avenue, King City, OR 97224 and Online via Zoom platform, to consider approval for two land use hearings regarding the following:

**LU # 23-09; Ordinance 2023-07**, to adopt a Local Wetlands Inventory (LWI) for the properties proposed for annexation. The Oregon Department of State Lands has approved of the proposed LWI and a letter of approval has been obtained by the City. This adoption will include a new Figure 16.114-10 Kingston Terrace District Locally Significant Wetland Resource Map in Community Development Code Section 16.114.080 along with a minor text amendment regarding wetland buffer areas in Section 16.114.080 F. 1.f.

**LU # 23-08; Ordinance 2023-06**, Annexation Application on behalf of New Homes Inc. Submitted by Pacific Community Design. An application seeking annexation approval of approximately 210 acres of land. This also includes the portion of SW Beef Bend Rd between 137th Ave. and SW Roy Rogers Rd right-of-way south of midline, and the right-of-way for SW Roy Rogers Rd. and SW Elsner Rd. adjacent to the properties proposed for annexation. This annexation is contingent upon LU # 23-09 being adopted first. The area proposed for annexation is illustrated in the map below.



As required by Community Development Code Section 16.192.050 C., the properties shall be rezoned upon annexation in accordance with the Kingston Terrace Master Plan from Washington County FD-20 to Town Center Neighborhood (area between Roy Rogers Rd. and Elsner Rd.), Beef Bend Neighborhood (Tax Lot 2S117A 0601), and Beef Bend Neighborhood and Central Neighborhood (Tax Lot 2S117 1000).

The purpose of the City Council hearing is to review the proposals, consider public testimony, and consider the recommendation from the Planning Commission to come to an actionable resolution.

The annexation proposal (LU # 23-08) shall be evaluated based upon relevant portions of the following:

- Metro Code 3.09;
- The Oregon Revised Statutes;
- The King City Comprehensive Plan;
- The Kingston Terrace Master Plan;
- The requirements of Title 16Community Development Code (CDC);
- Applicable inter govern mental agencies
- Section 16.192.050 of the CDC

The LWI adoption (LU # 23-09) shall be evaluated based upon the relevant portions of the following:

- King City Comprehensive Plan; and associated requirements
- The Kingston Terrace Master Plan;
- Department of State Lands land use decision
- The requirements of Title 16Community Development Code Section 16.192.060; and Oregon Administrative Rules(OAR) 141-086-0228(5) and OAR 141-180 through 0350.

All interested parties are invited to attend the hearing and express their views. Statements will be accepted in writing or orally at the hearing. Failure to raise an issue at the public hearing, in person or by letter, or failure to provide statements or evidence sufficient to afford the decision maker an opportunity to respond to the issue precludes appeal to the Land Use Board of Appeals based on that issue.

The public may attend the hearing by coming to City Hall at the above address or by attending the Zoom webinar. In accordance with [House Bill 2560](#), this hybrid meeting enables people to join remotely or in-person to participate in the Planning Commission hearing and submit oral and/or written testimony in person or remotely. Zoom Links are on the reverse side of this Notice.

Correspondence should be mailed to the King City Planning Commission, Attn. Community Development, 15300 S.W. 116th Avenue, King City, OR 97224 or via email at [mweston@ci.king-city.or.us](mailto:mweston@ci.king-city.or.us). Written testimony received one week (7days) prior to the hearing will be included in the Planning Commissioner's meeting materials and allow adequate time for review. Materials and relevant criteria are available for review at:

- On the project website <https://www.ci.king-city.or.us/annexations/index.php>
- King City – City Hall, 15300 S.W. 116th Avenue, King City, OR
- Paper Copies may be obtained at a reasonable cost.
- Staff reports are available for inspection at no cost or may be obtained at a reasonable cost seven days prior to the hearing.

Questions regarding the application or the public hearing process may be directed to Maxwell Carter, 503-639-4082, or at [mcarter@ci.king-city.or.us](mailto:mcarter@ci.king-city.or.us).

The City Council reserves the right to continue the hearing to another date and time. If the hearing is continued, no further public notice will be provided. The hearings are accessible to the disabled. Contact City Manager, at 503-639-4082 (voice and TTY), if you need any special accommodation to attend or to participate in the meeting.

Publications may be available in alternate formats and the meeting is accessible to the disabled.

Published: December 21st, 2023

#### INFORMATION AND ONLINE ZOOM LINK

Please click the link below to join the webinar.

<https://us02web.zoom.us/j/89753210459?pwd=NFM4YVNFBnJlOWZ2SzlaVmNpNDY1Zz09>

**Webinar ID:** 897 5321 0459

**Passcode:** 076178

**Or Telephone:** US: 1 (253) 215-8782

Members of the public can watch the meeting live.

On TVCTV cable channel 23 or 30; and King City YouTube live streaming



# Affidavit of Mailing, Publication and Posting



I, Diana Velázquez Mayor, say that I am an employee for the City of King City, Washington County, Oregon, and that I served the following:

{Check Appropriate Box(s) Below}

NOTICE OF PUBLIC HEARING:

LU # 23-09 – Ordinance 2023-07, to adopt a Local Wetlands Inventory (LWI.)

LU # 23-08 – Ordinance 2023-06, Annexation Application on behalf of NEW Homes Inc. Submitted by Pacific Community Design

HEARING BODY:

City of King City, City Council

HEARING DATE:

December 20, 2023, at 9:30 a.m.

6:00 PM  
12/20/23

A copy of the said notice being hereto attached, marked **Exhibit "A,"** and by reference made a part hereof, was mailed and published by the following:

- City Staff printed and mailed using first class mail service form the U.S.P.S on 11/30/2023

A copy of the said notice being hereto attached, marked **Exhibit "B,"** and by reference made a part hereof, was published on the City website and posted at 15300 SW 116<sup>th</sup> Ave, King City Oregon 97224 on December 7, 2023.

  
\_\_\_\_\_  
Diana Velázquez Mayor, Admin. Office Specialist

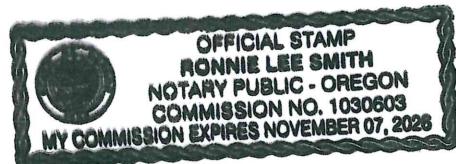
STATE OF OREGON  
County of Washington  
City of King City } ss.

Subscribed and affirmed before me on December 22, 2023.



  
\_\_\_\_\_  
NOTARY PUBLIC OF OREGON

My Commission Expires: 11/7/2026



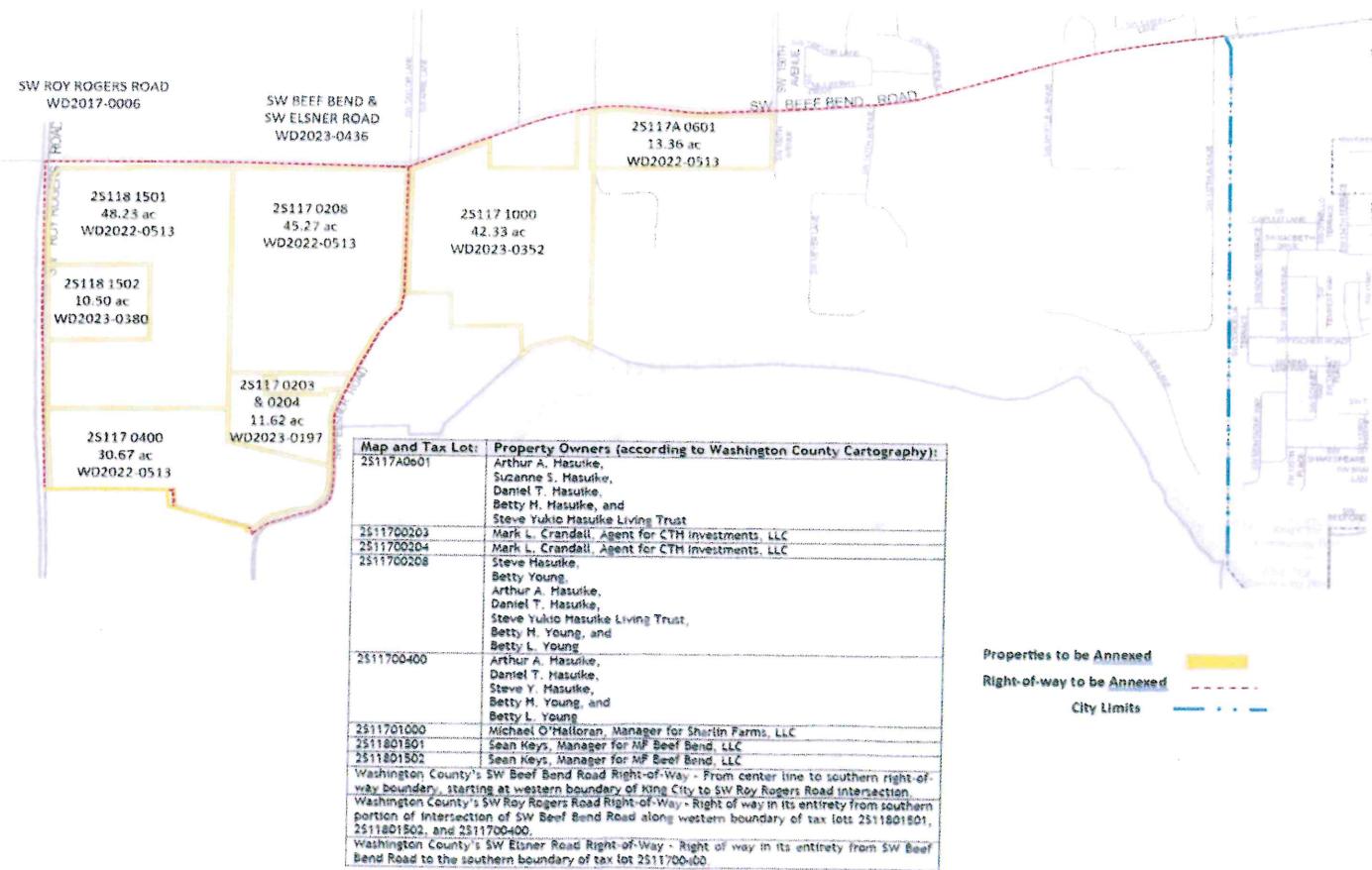


## NOTICE OF PUBLIC HEARING BEFORE THE KING CITY – CITY COUNCIL

The King City - City Council, will hold a public hearing on **Wednesday, December 20th, 2023, at 6:00 p.m.** in the King City - City Hall Council Chambers, 15300 S.W. 116<sup>th</sup> Avenue, King City, OR 97224 and Online via Zoom platform, to consider the Planning Commission's recommendation regarding the following:

**LU # 23-09; Ordinance 2023-07**, to adopt a Local Wetlands Inventory (LWI) for the properties proposed for annexation. The Department of State Lands is currently reviewing a proposed LWI, and state approval is anticipated. This adoption will include a new Figure 16.114-10 Kingston Terrace District Locally Significant Wetland Resource Map in Community Development Code Section 16.114.080 along with a minor text amendment regarding wetland buffer areas in Section 16.114.080 F. 1. f.

**LU # 23-08; Ordinance 2023-06, Annexation Application on behalf of New Homes Inc. Submitted by Pacific Community Design.** An application seeking annexation approval of approximately 210 acres of land. This also includes the portion of SW Beef Bend Rd between 137<sup>th</sup> Ave. and SW Roy Rogers Rd right-of-way south of centerline, and the right-of-way for SW Roy Rogers Rd. and SW Elsner Rd. adjacent to the properties proposed for annexation. This annexation is contingent upon LU # 23-09 being adopted first. The area proposed for annexation is illustrated in the map below.



As required by Community Development Code Section 16.192.050 C., the properties shall be rezoned upon annexation in accordance with the Kingston Terrace Master Plan from Washington County FD-20 to Town Center Neighborhood (area between Roy Rogers Rd. and Elsner Rd.), Beef Bend Neighborhood (Tax Lot 2S117A 0601), and Beef Bend Neighborhood and Central Neighborhood (Tax Lot 2S117 1000).

The purpose of the City Council hearing is to review the proposals, consider public testimony, consider the recommendation from the Planning Commission to decide to approve, approve with conditions, or deny the applications.

The annexation proposal (LU # 23-08) shall be evaluated based upon relevant portions of the following:

- Metro Code 3.09;
- The Oregon Revised Statutes;
- The King City Comprehensive Plan;
- The Kingston Terrace Master Plan;
- The requirements of Title 16 Community Development Code (CDC);
- Applicable intergovernmental agencies
- Section 16.192.050 of the CDC

The LWI adoption (LU # 23-09) shall be evaluated based upon the relevant portions of the following:

- King City Comprehensive Plan; and associated requirements
- The Kingston Terrace Master Plan;
- Department of State Lands land use decision
- The requirements of Title 16 Community Development Code Section 16.192.060; and Oregon Administrative Rules (OAR) 141-086-0228(5) and OAR 141-180 through 0350.

All interested parties are invited to attend the hearing and express their views. Statements will be accepted in writing or orally at the hearing. Failure to raise an issue at the public hearing, in person or by letter, or failure to provide statements or evidence sufficient to afford the decision maker an opportunity to respond to the issue precludes appeal to the Land Use Board of Appeals based on that issue.

The public may attend the hearing by coming to City Hall at the above address or by attending the Zoom webinar. In accordance with [House Bill 2560](#), this hybrid meeting enables people to join remotely or in-person to participate in the Planning Commission hearing and submit oral and/or written testimony in person or remotely. Zoom Links are on the reverse side of this Notice.

Correspondence should be mailed to the King City Planning Commission, Attn. Community Development, 15300 S.W. 116<sup>th</sup> Avenue, King City, OR 97224 or via email at [mweston@ci.king-city.or.us](mailto:mweston@ci.king-city.or.us). Written testimony received one week (7 days) prior to the hearing will be included in the Planning Commissioner's meeting materials and allow adequate time for review. Materials and relevant criteria are available for review at:

- On the project website <https://www.ci.king-city.or.us/annexations/index.php>
- King City – City Hall, 15300 S.W. 116<sup>th</sup> Avenue, King City, OR
- Paper Copies may be obtained at a reasonable cost.
- Staff reports are available for inspection at no cost or may be obtained at a reasonable cost seven days prior to the hearing.

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## INFORMATION AND ONLINE ZOOM LINK

*Or Telephone: US: 1 (253) 215-8782*

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**Webinar ID:** 889 6425 7725

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2S109CD03100 ADAMS SQUARE BEEF BEND LLC HZF BEEF BEND LLC BY GOTSHALL-MAXIN, LEE F ESQ THREE EMBARCADERO CENTER 12TH FL SAN FRANCISCO CA 94111	2S117AA05700 ABDELMOATY, WALAA EISSA, RASHA 14822 SW MULBERRY DR TIGARD OR 97224	2S116BA00200 ADAMS SQUARE BEEF BEND LLC HZF BEEF BEND LLC BY GOTSHALL-MAXIN, LEE F ESQ THREE EMBARCADERO CENTER 12TH FL SAN FRANCISCO CA 94111
2S1180001600 AMSTAD, WAYNE A & CORI A 15990 SW ROY ROGERS RD SHERWOOD OR 97140	2S1180001402 AMSTAD, TONY & DEEANN REVOC TRUST PO BOX 890 HERMISTON OR 97838	2S1180001404 AMSTAD, TONY & DEEANN REVOCABLE TRUST PO BOX 890 HERMISTON OR 97838
2S109CD10100 AUTUMN HILL HOMEOWNERS ASSOCIATION BY NW COMMUNITY MANAGEMENT CO., LLC PO BOX 23099 TIGARD OR 97281	2S117AA04300 ANDREWS, RACHEL M 14626 SW TREVOR LN TIGARD OR 97224	2S117AA05600 ARIBISALA, HENRY 14808 SW MULBERRY DR TIGARD OR 97224
2S116BB01500 BABAEI, MOHAMMADREZA AKBARIMALKESHI, SOHEILA 16145 SW BARRINGTON PL PORTLAND OR 97224	2S116B003100 BEEF BEND LLC PO BOX 2559 OREGON CITY OR 97045	2S116BB00600 BEHRENS, GROVER S & ROSA A 15010 SW DAPHNE CT BEAVERTON OR 97007
2S116BB02800 BERG, TYLER I & AIMEE K 6352 SW MYRTLE AVE TIGARD OR 97224	2S1170000500 CASH JOINT TRUST BY CASH, DWIGHT C & PAULA L TRS 17720 SW ELSNER RD SHERWOOD OR 97140	2S117AA05200 CHOW, WING CHUEN LEE, TUNG YAO 14734 SW MULBERRY DR TIGARD OR 97224
2S117AA01400 CHRISTIANSEN, SUSAN G 10008 DOLERITE DR FORT WORTH TX 76131	2S117AA01500 CHRISTIANSEN, SUSAN G 10008 DOLERITE DR FORT WORTH TX 76131	2S117AA00100 COY, PATRICK & TARA 16247 SW 146TH AVE TIGARD OR 97224
2S116B000102 CTH INVESTMENTS LLC 787 SW MILLIKAN WAY BEAVERTON OR 97003	2S1170000203 CTH INVESTMENTS LLC 14787 SW MILLIKAN WAY BEAVERTON OR 97003	2S116B000102 DLJ PROPERTIES, LLC 13620 SW BEEF BEND RD #78 TIGARD OR 97224
2S117AA05700 DRH ENERGY INC ATTN: TED HARBOUR ESQ 1 COMMERCE ST, STE 500 FORT WORTH TX 76102	2S117AA05300 DRH ENERGY INC ATTN: TED HARBOUR ESQ 301 COMMERCE ST, STE 500 FORT WORTH TX 76102	2S117AA05400 DRH ENERGY INC ATTN: TED HARBOUR ESQ 301 COMMERCE ST, STE 500 FORT WORTH TX 76102
2S117AA05500 H ENERGY INC ATTN: TED HARBOUR ESQ 1 COMMERCE ST, STE 500 FORT WORTH TX 76102	2S117AA05800 DRH ENERGY INC ATTN: TED HARBOUR ESQ 301 COMMERCE ST, STE 500 FORT WORTH TX 76102	2S117AA05900 DUONG, JEREMY H & NGA T 14846 SW MULBERRY DR TIGARD OR 97224

2S117A000900  
EITING, KATHERINE A REV LIVING TRUST  
PO BOX 230939  
PORTLAND OR 97281

2S1170000301  
EPENERE PROPERTIES LLC  
BY EPENERE, FREDERICK J & BEVERLY J  
10860 SW PARK ST  
TIGARD OR 97223

2S116B000800  
ETLING, PHYLLIS C LIVING TRUST  
BY ETLING, PHYLLIS C &  
STONE, JOANNE E TRS  
13970 SW BEEF BEND RD  
TIGARD OR 97223

2S1170000206  
EUDALY, ELAINE F LIVING TRUST  
16900 SW ELSNER RD  
SHERWOOD OR 97140

2S1170000700  
EUDALY, ELAINE F LIVING TRUST  
16900 SW ELSNER RD  
SHERWOOD OR 97140

2S116BB01200  
FUITEN, JESSICA J  
DAVOODI, DANIEL  
16098 SW BARRINGTON PL  
PORTLAND OR 97224

2S117AA05000  
GONZALEZ, JOEL & ALEJANDRA  
14690 SW MULBERRY DR  
TIGARD OR 97224

2S116BB02700  
GRIFFITH, RONNDA L ZEZULA  
GRIFFITH, JAMES L  
14060 BEEF BEND RD  
TIGARD OR 97224

2S116BB01400  
HAKE, KRYSTIN  
16148 SW BARRINGTON PL  
TIGARD OR 97224

2S117AA05100  
HANEY, CHAD  
14712 SW MULBERRY DR  
TIGARD OR 97224

2S1170000800  
HARREL FAMILY TRUST  
BY HARREL, CLIFFORD J & LINDA J TRS  
PO BOX 760  
SHERWOOD OR 97140

2S117AA00200  
HARVEY, SHANNON M & SEAN  
16223 SW 146TH AVE  
PORTLAND OR 97224

2S117A000700  
HARVEY, STEVEN P & SUSAN R  
15540 SW BEEF BEND RD  
TIGARD OR 97224

2S117A002700  
HARVEY, STEVEN P & SUSAN R  
15540 SW BEEF BEND RD  
TIGARD OR 97224

2S1170000400  
HASUIKE, ARTHUR A  
HASUIKE, DANIEL T  
HASUIKE, STEVE Y ET AL  
15265 SW BEEF BEND RD  
TIGARD OR 97224

2S117A000500  
HASUIKE, ARTHUR A  
HASUIKE, DANIEL T  
HASUIKE, STEVE Y ET AL  
15265 SW BEEF BEND RD  
TIGARD OR 97224

2S117A000600  
HASUIKE, ARTHUR A & SUZANNE S  
HASUIKE, DANIEL T  
YOUNG, BETTY H ET AL  
15265 SW BEEF BEND RD  
TIGARD OR 97224

2S1170000208  
HASUIKE, STEVE YUKIO LIVING TRUST  
HASUIKE, DANIEL T  
YOUNG, BETTY H ET AL  
15265 SW BEEF BEND RD  
TIGARD OR 97224

2S117A000601  
HASUIKE, STEVE YUKIO LIVING TRUST  
HASUIKE, DANIEL T  
HASUIKE, BETTY H ET AL  
15265 SW BEEF BEND RD  
TIGARD OR 97224

2S117AA05300  
HENDRICK, AARON B & LESLIE A  
14756 SW MULBERRY DR  
TIGARD OR 97224

2S117AA01800  
HENRY, LARRY J & DEANNE L  
16200 SW 150TH AVE  
TIGARD OR 97224

2S116B000900  
HERBERHOLZ, LARRY  
ISON, KIMBERLY A  
13850 SW BEEF BEND RD  
TIGARD OR 97224

2S116BB02200  
JASSO, MATTHEW T  
14200 SW BEEF BEND RD  
TIGARD OR 97224

2S117AA06000  
KEIM, ERIC & KATIE  
14858 SW MULBERRY DR  
TIGARD OR 97224

2S117AA04000  
KHALILI, ARDLAN  
KHALILI, KHOSROW  
14632 SW TREVOR LN  
TIGARD OR 97224

2S1170001300  
KUMMROW, WILLARD STEPHEN  
18580 SW KUMMROW AVE  
SHERWOOD OR 97140

2S116B000901  
LIEBERTZ, JOHN P & CANDACE R  
13750 SW BEEF BEND RD  
TIGARD OR 97224

2S117AA04100  
MANN, SVETLANA  
MCDONALD, GORDON J  
4614 SW TREVOR LN  
TIGARD OR 97224

2S116BA00100  
MAYBECK ASSOCIATES LLC  
BY FRESHWATER INVESTMENTS LLC  
ATTN ROZENFELD, ALEX  
303 TWIN DOLPHIN DR STE #600  
REDWOOD CITY CA 94065

2S1170000600  
METRO  
PARKS & NATURE DEPARTMENT  
600 NE GRAND AVE  
PORTLAND OR 97232

2S117AA01700 MEYER, JAMES R MCCOY, CAMERON JOHN 14730 SW BEEF BEND RD TIGARD OR 97224	2S117A002101 MEYER, MARY J TRUST MEYER, RAYMOND V FAMILY TRUST 14730 SW BEEF BEND RD PORTLAND OR 97224	2S117A002200 MEYER, MARY J TRUSTEE 14730 SW BEEF BEND RD PORTLAND OR 97224
2S1170000202 MF BB2 15525 SW BEEF BEND RD TIGARD OR 97224	2S1180001502 MF BEEF BEND LLC 17933 NW EVERGREEN PKWY STE 300 BEAVERTON OR 97006	2S1180001501 MF BEEF BEND LLC 17933 NW EVERGREEN PKWY STE 300 BEAVERTON OR 97006
2S1170000300 MINER, DONALD WM TRUST PO BOX 129 SHERWOOD OR 97140	2S117A000800 MURREY, THEODORE W 15500 SW BEEF BEND RD TIGARD OR 97224	2S116BB01600 NILES, TYLER B & ALYSSA M 16123 SW BARRINGTON PL TIGARD OR 97224
2S116BB02100 DAKMONT APARTMENT INVESTORS LLC 10 NW 14TH AVE, 2ND FLOOR PORTLAND OR 97209	2S1170000100 O'HALLORAN, EDWINE E 15800 SW BEEF BEND RD TIGARD OR 97224	2S116BB00500 PADRON, MICHAEL L & REBECCA 16096 SW WESTMINSTER DR TIGARD OR 97224
2S116BB02900 ETERSON, IAN M & SARA N 6336 SW MYRTLE AVE TIGARD OR 97224	2S117AA01300 PIRZADEH, MIRPARHAM ARDEKANI, AZIN 16230 SW 146TH AVE PORTLAND OR 97223	2S1170001600 PISCITELLI FAMILY TRUST BY VINCENZO/ROSALBA PISCITELLI TRS 15540 SW APRIL LN TIGARD OR 97224
2S117AA05500 UTUB, SANA K 1796 SW MULBERRY DR PORTLAND OR 97224	2S1170000201 ROSE, JARRETT P & MARIA A 15755 SW BEEF BEND RD TIGARD OR 97224	2S116BB00700 SAYERS, WILLIAM L LINGENFELTER, TINA M 16115 SW WESTMINSTER DR TIGARD OR 97224
2S117A000400 COTT, GREGORY & CHELSEA 255 SW 150TH AVE TIGARD OR 97224	2S1170001000 SHARLIN FARM LLC BY O'HALLORAN, MICHAEL 12130 NW OLD GERMANTOWN RD PORTLAND OR 97231	2S1180001700 SHUTTS, ROSS D & AUDREY Y SHUTTS REVOCABLE LIVING TRUST 16295 SW BEEF BEND RD SHERWOOD OR 97140
2S117AA04200 JITH, JEREMY R & RAMONITA M 320 SW TREVOR LN TIGARD OR 97224	2S1170000207 SUCTAWEE TRUST BY SUCTAWEE, SALAWOOT J TR 16195 SW BEEF BEND RD SHERWOOD OR 97140	2S117AA04900 SULLIVAN, ADAM M & LINDSEY M 14674 SW MULBERRY DR PORTLAND OR 97224
2S117AA05400 LLIVAN, JON W & NICOLE R 178 SW MULBERRY DR TIGARD OR 97224	2S117AA01200 THANGVIJIT, NATTAWAN AND GULMAHONG, SUNUN 16190 SW 146TH AVE TIGARD OR 97224	2S1180000601 TIGARD, CITY OF 13125 SW HALL BLVD TIGARD OR 97223
2S117AA04400 EVOR RIDGE, OWNERS OF LOTS 1 THRU 8 000	2S1170001100 UNITED STATE OF AMERICA US FISH & WILDLIFE SERVICE ATTN: GEORGIA SHIRILLA 911 NE 11TH AVE PORTLAND OR 97232	2S1180001400 UNITED STATES OF AMERICA US FISH & WILDLIFE SERVICE 911 NE 11TH AVE PORTLAND OR 97232

2S109BC07000  
USA DEPT OF ENERGY  
BONNEVILLE POWER ADMINISTRATION  
PO BOX 3621  
PORTLAND OR 97208

2S117AA05800  
VARGAS, GABRIELA  
14832 SW MULBERRY DR  
TIGARD OR 97224

2S116BB00800  
WADDELL, TRENT WAYNE  
PENA, RHINA MICHELLE HERNANDEZ  
16097 SW WESTMINSTER DR  
TIGARD OR 97224

2S1180000100  
WIESE, RUTH TRUST  
16245 SW BEEF BEND RD  
SHERWOOD OR 97140

2S116BB01300  
YOUNG, MARK W & JAMIE M  
16126 SW BARRINGTON PL  
TIGARD OR 97224

2S116BB02701  
ZAVALA, JORGE & IMELDA  
14010 SW BEEF BEND RD  
TIGARD OR 97224

2S116BB01100 DULA, GEME MIDASO SR 16066 SW BARRINGTON PL	2S109CD04600 FAYLOR, MAX A & AMBER 13693 SW BLUE SPRUCE CT	2S117AA07000 FENTON, JAMES M & JANE L 14772 SW TREVOR LN
PORLAND OR 97224	TIGARD OR 97224	TIGARD OR 97224
2S117AA00300 FRENS, ANTHONY & TAWNI 14595 SW TREVOR LN	2S109CD03600 GARCIA, ARNULFO MARTINEZ MARTINEZ, LORENA 13680 SW BLUE SPRUCE CT	2S116BB01800 GORDON, WENDY 16065 SW BARRINGTON PL
TIGARD OR 97224	PORTLAND OR 97224	TIGARD OR 97224
2S117AA01100 HICKS, JEFFREY J & REBECCA A 16160 SW 146TH AVE	2S109CD03500 ILISCUPIDEZ, ELISE M & JONEL MATTHIEU 13690 SW BLUE SPRUCE CT	2S116BB01700 KENNEDY, ROBERT P & ELLEN W TRUST 16097 SW BARRINGTON PL
TIGARD OR 97224	TIGARD OR 97224	TIGARD OR 97224
2S116BB00900 ERN, VINETTE R & DENNIS G KERN SR EVOCABLE TRUST 6063 SW WESTMINSTER DR	2S117AA06300 KINGERY FAMILY REVOCABLE TRUST BY KINGERY, JAMIE L & ANGELA M TRS 14829 SW MULBERRY DR	2S117AA03700 KRANE, JOEL MARVIN & SUZANNE L 14627 SW TREVOR LN
GARD OR 97224	TIGARD OR 97224	TIGARD OR 97224
2S117AA03900 ANZ, SEAN D OTTER, TARA R 4650 SW TREVOR LN	2S117AA03600 LOFTON, DAVID J & EMILY A 14643 SW TREVOR LN	2S116BB01000 MAURER, DANIEL N & CHRISTIN L 16027 SW WESTMINSTER DR
GARD OR 97224	TIGARD OR 97224	PORLAND OR 97224
2S117AA06600 EISCH, AMY LEE 1793 SW MULBERRY DR	2S117AA03800 MESSINEO, CORY & HILARY 14611 SW TREVOR LN	2S116BB02300 MICAH DAY CONSTRUCTION INC PO BOX 113
GARD OR 97224	TIGARD OR 97224	SHERWOOD OR 97140
2S109CD03700 INAHAN, MATTHEW 3 S STATE ST STE V #435	2S117AA06800 SHOJI, JEFF ANDREW & ANGELA 14749 SW MULBERRY DR	2S117AA06100 SORG, KURT OTTO & EILEEN MARIE 14855 SW MULBERRY DR
KE OSWEGO OR 97034	TIGARD OR 97224	TIGARD OR 97224
2S116BB00300 EIDLER, MATTHEW B & CHIN K 052 SW WESTMINSTER DR		
GARD OR 97224		

# CITY OF KING CITY



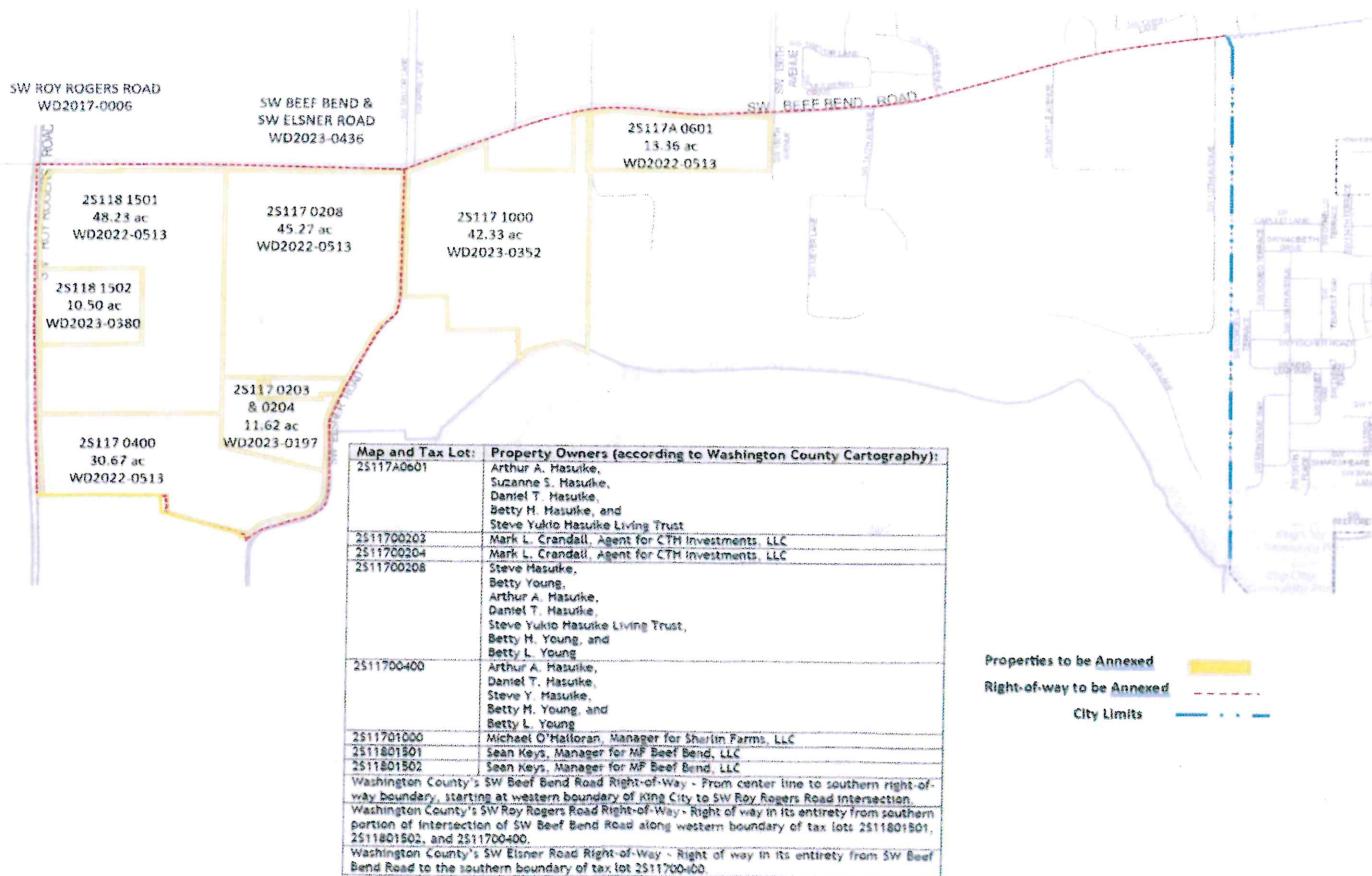
# PUBLIC NOTICE

## NOTICE OF PUBLIC HEARING BEFORE THE KING CITY – CITY COUNCIL

The King City - City Council, will hold a public hearing on **Wednesday, December 20th, 2023, at 6:00 p.m.** in the King City - City Hall Council Chambers, 15300 S.W. 116<sup>th</sup> Avenue, King City, OR 97224 and Online via Zoom platform, to consider the Planning Commission's recommendation regarding the following:

**LU # 23-09; Ordinance 2023-07, to adopt a Local Wetlands Inventory (LWI) for the properties proposed for annexation.** The Department of State Lands is currently reviewing a proposed LWI, and state approval is anticipated. This adoption will include a new Figure 16.114-10 Kingston Terrace District Locally Significant Wetland Resource Map in Community Development Code Section 16.114.080 along with a minor text amendment regarding wetland buffer areas in Section 16.114.080 F. 1. f.

**LU # 23-08; Ordinance 2023-06, Annexation Application on behalf of New Homes Inc. Submitted by Pacific Community Design.** An application seeking annexation approval of approximately 210 acres of land. This also includes the portion of SW Beef Bend Rd between 137<sup>th</sup> Ave. and SW Roy Rogers Rd right-of-way south of centerline, and the right-of-way for SW Roy Rogers Rd. and SW Elsner Rd. adjacent to the properties proposed for annexation. This annexation is contingent upon LU # 23-09 being adopted first. The area proposed for annexation is illustrated in the map below.



As required by Community Development Code Section 16.192.050 C., the properties shall be rezoned upon annexation in accordance with the Kingston Terrace Master Plan from Washington County FD-20 to Town Center Neighborhood (area between Roy Rogers Rd. and Elsner Rd.), Beef Bend Neighborhood (Tax Lot 2S117A 0601), and Beef Bend Neighborhood and Central Neighborhood (Tax Lot 2S117 1000).

The purpose of the City Council hearing is to review the proposals, consider public testimony, consider the recommendation from the Planning Commission to decide to approve, approve with conditions, or deny the applications.

The annexation proposal (LU # 23-08) shall be evaluated based upon relevant portions of the following:

- Metro Code 3.09;
- The Oregon Revised Statutes;
- The King City Comprehensive Plan;
- The Kingston Terrace Master Plan;
- The requirements of Title 16 Community Development Code (CDC);
- Applicable intergovernmental agencies
- Section 16.192.050 of the CDC

The LWI adoption (LU # 23-09) shall be evaluated based upon the relevant portions of the following:

- King City Comprehensive Plan; and associated requirements
- The Kingston Terrace Master Plan;
- Department of State Lands land use decision
- The requirements of Title 16 Community Development Code Section 16.192.060; and Oregon Administrative Rules (OAR) 141-086-0228(5) and OAR 141-180 through 0350.

All interested parties are invited to attend the hearing and express their views. Statements will be accepted in writing or orally at the hearing. Failure to raise an issue at the public hearing, in person or by letter, or failure to provide statements or evidence sufficient to afford the decision maker an opportunity to respond to the issue precludes appeal to the Land Use Board of Appeals based on that issue.

The public may attend the hearing by coming to City Hall at the above address or by attending the Zoom webinar. In accordance with [House Bill 2560](#), this hybrid meeting enables people to join remotely or in-person to participate in the Planning Commission hearing and submit oral and/or written testimony in person or remotely. Zoom Links are on the reverse side of this Notice.

Correspondence should be mailed to the King City Planning Commission, Attn. Community Development, 15300 S.W. 116<sup>th</sup> Avenue, King City, OR 97224 or via email at [mweston@ci.king-city.or.us](mailto:mweston@ci.king-city.or.us). Written testimony received one week (7 days) prior to the hearing will be included in the Planning Commissioner's meeting materials and allow adequate time for review. Materials and relevant criteria are available for review at:

- On the project website <https://www.ci.king-city.or.us/annexations/index.php>
- King City – City Hall, 15300 S.W. 116<sup>th</sup> Avenue, King City, OR
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Questions regarding the application or the public hearing process may be directed to Maxwell Carter, 503-639-4082, or at [mcarter@ci.king-city.or.us](mailto:mcarter@ci.king-city.or.us).

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***Or Telephone: US: 1 (253) 215-8782***

***Passcode: 825646***

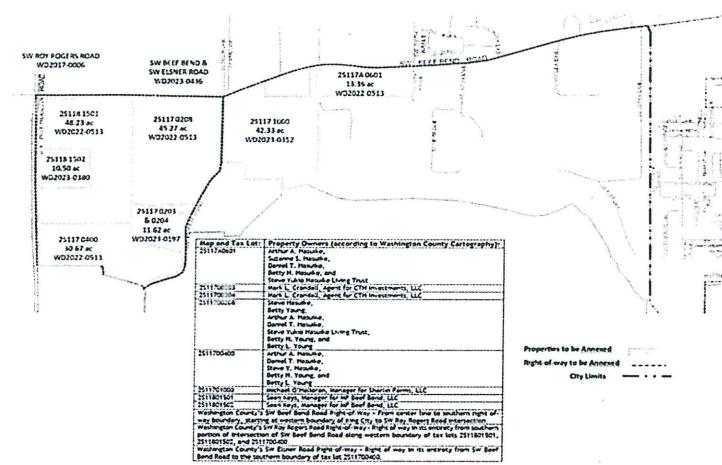
Members of the public can watch the meeting live  
On TVCTV cable channel 23 or 30; and King City  
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- Applicable intergovernmental agencies
- Section 16.192.050 of the CDC

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- The Kingston Terrace Master Plan;
- The requirements of Title 16 Community Development Code Section 16.192.060; and

Oregon Administrative Rules (OAR) 141-086-0228(5) and OAR 141-180 through 0350.

All interested parties are invited to attend the hearing and express their views. Statements will be accepted in writing or orally at the hearing. Failure to raise an issue at the public hearing, in person or by letter, or failure to provide statements or evidence sufficient to afford the decision maker an opportunity to respond to the issue precludes appeal to the Land Use Board of Appeals based on that issue.

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**Webinar ID: 889 6425 7725**

[https://us02web.zoom.us/webinar/t20qcquqqrzsuh93lqYhlwT9thcRTT0B6eXD/ics?icsToken=93tyKuGhqT4pGNWVtByOrpx5B4\\_4b-rzmGJbgyoOsA7cC3F\\_dTevlupBAIzLOPqG](https://us02web.zoom.us/webinar/t20qcquqqrzsuh93lqYhlwT9thcRTT0B6eXD/ics?icsToken=93tyKuGhqT4pGNWVtByOrpx5B4_4b-rzmGJbgyoOsA7cC3F_dTevlupBAIzLOPqG)

**Or Telephone: US: 1 (253) 215-8782**

**Passcode: 825646**

Members of the public can watch the meeting live on TVCTV cable channel 23 or 30; and King City YouTube live streaming.



## Page History

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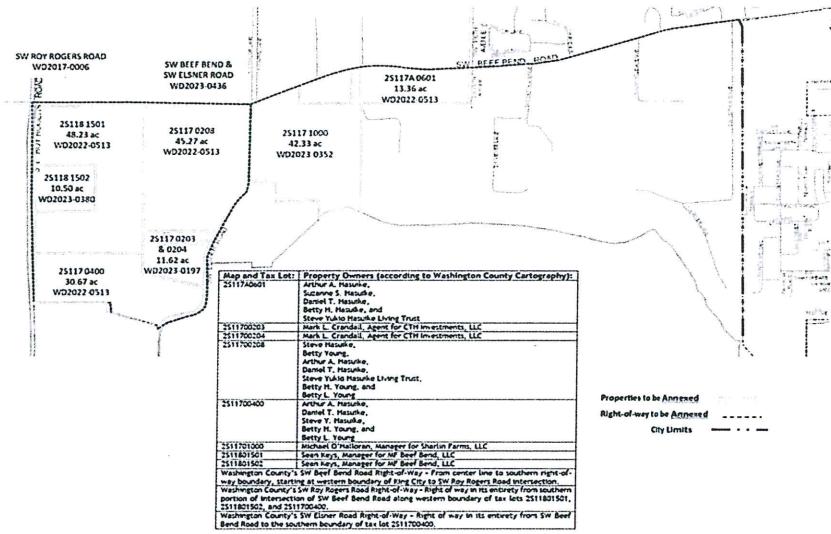
VERSION	ACTIVATION		CONTENT
	/ EXPIRATION	USER ID MODIFIED	
Version #3		RonnieSmith 12-07-2023	<b>Sequence:</b> 0.00
Copy This Version	12:08 PM		<b>Date:</b> Dec 7, 2023
		<b>News Header:</b>	Notice of Public Hearing Before the King City - City Council
		<b>News Brief:</b>	

**News Detail:**

The King City - City Council, will hold a public hearing on **Wednesday, December 20th, 2023, at 6:00 p.m.** in the King City - City Hall Council Chambers, 15300 S.W. 116<sup>th</sup> Avenue, King City, OR 97224 and Online via Zoom platform, to consider the Planning Commission's recommendation regarding the following:

**LU # 23-09; Ordinance 2023-07, to adopt a Local Wetlands Inventory (LWI) for the properties proposed for annexation.** The Department of State Lands is currently reviewing a proposed LWI, and state approval is anticipated. This adoption will include a new Figure 16.114-10 Kingston Terrace District Locally Significant Wetland Resource Map in Community Development Code Section 16.114.080 along with a minor text amendment regarding wetland buffer areas in Section 16.114.080 F. 1. f.

**LU # 23-08; Ordinance 2023-06, Annexation Application on behalf of New Homes Inc. Submitted by Pacific Community Design.** An application seeking annexation approval of approximately 210 acres of land. This also includes the portion of SW Beef Bend Rd between 137<sup>th</sup> Ave. and SW Roy Rogers Rd right-of-way south of centerline, and the right-of-way for SW Roy Rogers Rd. and SW Elsner Rd. adjacent to the properties proposed for annexation. This annexation is contingent upon LU # 23-09 being adopted first. The area proposed for annexation is illustrated in the map below.



As required by Community Development Code Section 16.192.050 C., the properties shall be rezoned upon annexation in accordance with the Kingston Terrace Master Plan from Washington County FD-20 to Town Center Neighborhood (area between Roy Rogers Rd. and Elsner Rd.), Beef Bend Neighborhood (Tax Lot 25117A 0601), and Beef Bend Neighborhood and Central Neighborhood (Tax Lot 25117 1000).

The purpose of the City Council hearing is to review the proposals, consider public testimony, consider the recommendation from the Planning Commission to decide to approve, approve with conditions, or deny the applications.

The annexation proposal (LU # 23-08) shall be evaluated base upon relevant portions of the following:

- Metro Code 3.09;
- The Oregon Revised Statutes;
- The King City Comprehensive Plan;
- The Kingston Terrace Master Plan;
- The requirements of Title 16 Community Development Code (CDC);
- Applicable intergovernmental agencies
- Section 16.192.050 of the CDC

The LWI adoption (LU # 23-09) shall be evaluated based upon the relevant portions of the following:

- King City Comprehensive Plan; and associated requirements
- The Kingston Terrace Master Plan;
- The requirements of Title 16 Community Development Code Section 16.192.060; and

Oregon Administrative Rules (OAR) 141-086-0228(5) and OAR 141-180 through 0350.

All interested parties are invited to attend the hearing and express their views. Statements will be accepted in writing or orally at the hearing. Failure to raise an issue at the public hearing, in person or by letter, or failure to provide statements or evidence sufficient to afford the decision maker an opportunity to respond to the issue precludes appeal to the Land Use Board of Appeals based on that issue.

VERSION	ACTIVATION / EXPIRATION	USER ID	MODIFIED	CONTENT
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The public may attend the hearing by coming to City Hall at the above address or by attending the Zoom webinar. In accordance with House Bill 2560, (<https://king-city.us20.list-manage.com/track/click?u=9ec9f0e64d096984beb2b4bf5&id=0b6117c4e5&e=eea3f6bae6>) this hybrid meeting

enables people to join remotely or in-person to participate in the Planning Commission hearing and submit oral and/or written testimony in person or remotely. Zoom Links are on the reverse side of this Notice.

Correspondence should be mailed to the King City Planning Commission, Attn. Community Development, 15300 S.W. 116<sup>th</sup> Avenue, King City, OR 97224 or via email at [mweston@ci.king-city.or.us](mailto:mweston@ci.king-city.or.us). Written testimony received one week (7 days) prior to the hearing will be included in the Planning Commissioner's meeting materials and allow adequate time for review. Materials and relevant criteria are available for review at:

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#### **INFORMATION AND ONLINE ZOOM LINK**

**Webinar ID: 889 6425 7725**

[https://us02web.zoom.us/webinar/tZ0qcuqqqrzsH93LqYh1LwT9thcRTT0B6eXD/ics?icsToken=98tyKuGhqT4pGNWVtByORpx5B4\\_4b-rzmGJbgvoOsA7cC3F\\_dTevlupBAIZLQPqG](https://us02web.zoom.us/webinar/tZ0qcuqqqrzsH93LqYh1LwT9thcRTT0B6eXD/ics?icsToken=98tyKuGhqT4pGNWVtByORpx5B4_4b-rzmGJbgvoOsA7cC3F_dTevlupBAIZLQPqG) ([https://us02web.zoom.us/webinar/tZ0qcuqqqrzsH93LqYh1LwT9thcRTT0B6eXD/ics?icsToken=98tyKuGhqT4pGNWVtByORpx5B4\\_4b-rzmGJbgvoOsA7cC3F\\_dTevlupBAIZLQPqG](https://us02web.zoom.us/webinar/tZ0qcuqqqrzsH93LqYh1LwT9thcRTT0B6eXD/ics?icsToken=98tyKuGhqT4pGNWVtByORpx5B4_4b-rzmGJbgvoOsA7cC3F_dTevlupBAIZLQPqG))

**Or Telephone: US: 1 (253) 215-8782**

**Passcode: 825646**

Members of the public can watch the meeting live on TVCTV cable channel 23 or 30; and King City YouTube live streaming.

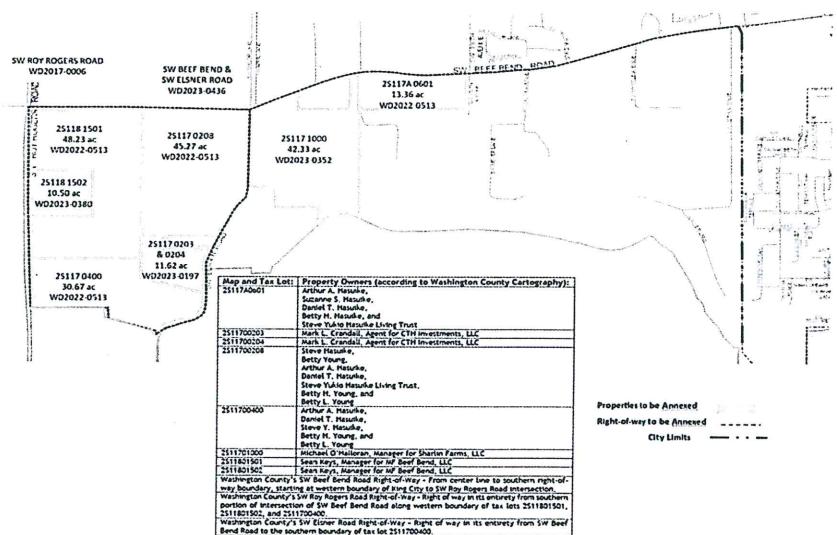
VERSION	ACTIVATION / EXPIRATION	USER ID	MODIFIED	CONTENT
Version #2		RonnieSmith		<b>Sequence:</b> 0.00
Copy This Version	12-07-2023 12:07 PM			<b>Date:</b> Dec 7, 2023  <b>News Header:</b> Notice of Public Hearing Before the King City - City Council  <b>News Brief:</b>

**News  
Detail:**

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**Webinar ID: 889 6425 7725**

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**Or Telephone: US: 1 (253) 215-8782**

**Passcode: 825646**

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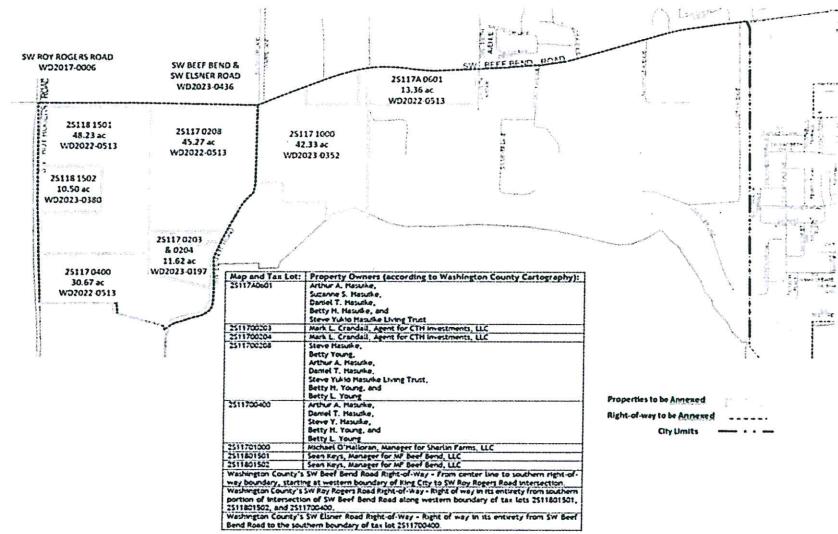
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Version #1		RonnieSmith 12-07-2023 12:04 PM	<b>Sequence:</b> 0.00 <b>Date:</b> Dec 7, 2023 <b>News Header:</b> Notice of Public Hearing Before the King City - City Council
Copy This Version			<b>News Brief:</b>

VERSION	ACTIVATION / EXPIRATION	USER ID	MODIFIED	CONTENT
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**LU # 23-09; Ordinance 2023-07, to adopt a Local Wetlands Inventory (LWI) for the properties proposed for annexation.** The Department of State Lands is currently reviewing a proposed LWI, and state approval is anticipated. This adoption will include a new Figure 16.114-10 Kingston Terrace District Locally Significant Wetland Resource Map in Community Development Code Section 16.114.080 along with a minor text amendment regarding wetland buffer areas in Section 16.114.080 F. 1. f.

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The annexation proposal (LU # 23-08) shall be evaluated  
# 23-09) shall be evaluated based upon relevant portions of the  
following:

The LWI adoption (LU  
based upon the relevant portions of the following:

- Metro Code 3.09;
- The Oregon Revised Statutes;
- The King City Comprehensive Plan;
- The Kingston Terrace Master Plan;
- The requirements of Title 16 Community Development Code (CDC);
- Applicable intergovernmental agencies
- Section 16.192.050 of the CDC
- King City Comprehensive Plan; and associated requirements
- The Kingston Terrace Master Plan;
- Department of State Lands land use decision
- The requirements of Title 16 Community Development Code Section 16.192.060; and Oregon Administrative Rules (OAR) 141-086-0228(5) and OAR 141-180 through 0350.

All interested parties are invited to attend the hearing and express their views. Statements will be accepted in writing or orally at the hearing. Failure to raise an issue at the public hearing, in person or by letter, or failure to provide statements or evidence sufficient to afford the decision maker an opportunity to respond to the issue precludes appeal to the

VERSION	ACTIVATION / EXPIRATION	USER ID	MODIFIED	CONTENT
				<p>The public may attend the hearing by coming to City Hall at the above address or by attending the Zoom webinar. In accordance with House Bill 2560, (<a href="https://king-city.us20.list-manage.com/track/click?u=9ec9f0e64d096984beb2b4bf5&amp;id=0b6117c4e5&amp;e=eea3f6bae6">https://king-city.us20.list-manage.com/track/click?u=9ec9f0e64d096984beb2b4bf5&amp;id=0b6117c4e5&amp;e=eea3f6bae6</a>) this hybrid meeting enables people to join remotely or in-person to participate in the Planning Commission hearing and submit oral and/or written testimony in person or remotely. Zoom Links are on the reverse side of this Notice.</p> <p>Correspondence should be mailed to the King City Planning Commission, Attn. Community Development, 15300 S.W. 116<sup>th</sup> Avenue, King City, OR 97224 or via email at <a href="mailto:mweston@ci.king-city.or.us">mweston@ci.king-city.or.us</a>. Written testimony received one week (7 days) prior to the hearing will be included in the Planning Commissioner's meeting materials and allow adequate time for review. Materials and relevant criteria are available for review at:</p> <ul style="list-style-type: none"> <li>• On the project website <a href="https://www.ci.king-city.or.us/annexations/index.php">https://www.ci.king-city.or.us/annexations/index.php</a> (<a href="https://www.ci.king-city.or.us/annexations/index.php">https://www.ci.king-city.or.us/annexations/index.php</a>)</li> <li>• King City – City Hall, 15300 S.W. 116<sup>th</sup> Avenue, King City, OR</li> <li>• Paper Copies may be obtained at a reasonable cost.</li> <li>• Staff reports are available for inspection at no cost or may be obtained at a reasonable cost seven days prior to the hearing.</li> </ul> <p>Questions regarding the application or the public hearing process may be directed to Maxwell Carter, 503-639-4082, or at <a href="mailto:mcarter@ci.king-city.or.us">mcarter@ci.king-city.or.us</a>.</p> <p>The City Council reserves the right to continue the hearing to another date and time. If the hearing is continued, no further public notice will be provided. The hearings are accessible to the disabled. Contact City Manager, at 503-639-4082 (voice and TTY), if you need any special accommodation to attend or to participate in the meeting. Publications may be available in alternate formats and the meeting is accessible to the disabled</p> <p><b><u>INFORMATION AND ONLINE ZOOM LINK</u></b></p> <p><b>Webinar ID:</b> 889 6425 7725  <a href="https://us02web.zoom.us/webinar/tZ0qcuqqqrzsuh93LqYh1LwT9thcRTT0B6eXD/ics?icsToken=98tyKuGhqT4pGNWVtByORpx5B4_4b-rzmGJbgvoOsA7cC3F_dTevlupBAIZLQPqG">https://us02web.zoom.us/webinar/tZ0qcuqqqrzsuh93LqYh1LwT9thcRTT0B6eXD/ics?icsToken=98tyKuGhqT4pGNWVtByORpx5B4_4b-rzmGJbgvoOsA7cC3F_dTevlupBAIZLQPqG</a>  <b>Or Telephone: US: 1 (253) 215-8782</b>  <b>Passcode: 825646</b></p> <p>Members of the public can watch the meeting live on TVCTV cable channel 23 or 30; and King City YouTube live streaming.</p>

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# Affidavit of Mailing, Publication and Posting

I, Diana Gonzalez Mayor, say that I am an employee for the City of King City, Washington County, Oregon, and that I served the following:

{Check Appropriate Box(s) Below}



## NOTICE OF PUBLIC HEARING:

LU # 23-09 – Ordinance 2023-07, to adopt a Local Wetlands Inventory (LWI.)

LU # 23-08 – Ordinance 2023-06, Annexation Application on behalf of NEW Homes Inc. Submitted by Pacific Community Design

### HEARING BODY:

City of King City, Planning Commission

### HEARING DATE:

December 6, 2023, at 9:30 a.m.

A copy of the said notice being hereto attached, marked **Exhibit "A,"** and by reference made a part hereof, was mailed and published by the following:

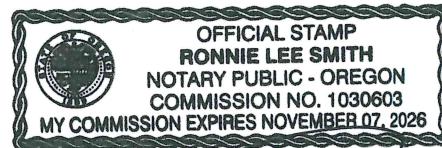
- City Staff printed and mailed using first class mail service form the U.S.P.S on 11/15/2023
- The Oregonian paper ran the notice in the paper on 11/15/2023

A copy of the said notice being hereto attached, marked **Exhibit "B,"** and by reference made a part hereof, was published on the City website and posted at 15300 SW 116<sup>th</sup> Ave, King City Oregon 97224 on November 13, 2023.

Diana Gonzalez Mayor, Admin. Office Specialist

STATE OF OREGON  
County of Washington  
City of King City } ss.

Subscribed and affirmed before me on November 30, 2023.



NOTARY PUBLIC OF OREGON

My Commission Expires: 11/7/2026

## CITY OF KING CITY



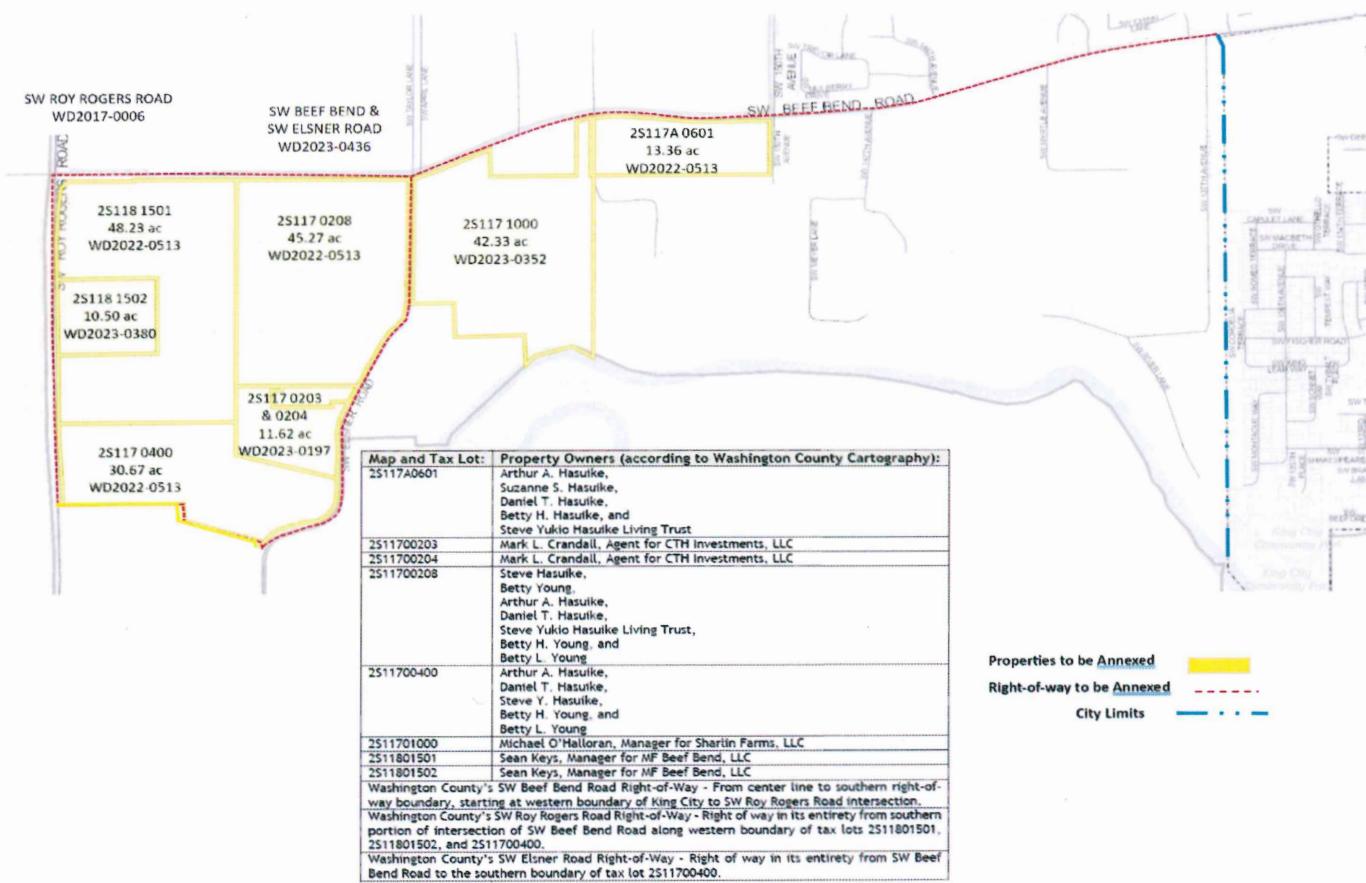
## PUBLIC NOTICE

## NOTICE OF PUBLIC HEARING BEFORE THE KING CITY PLANNING COMMISSION

The King City Planning Commission will hold a public hearing on **Wednesday, December 6th, 2023, at 9:30 a.m.** in the King City - City Hall Council Chambers, 15300 S.W. 116<sup>th</sup> Avenue, King City, OR 97224 and Online via Zoom platform, regarding the following:

**LU # 23-08; Ordinance 2023-06, Annexation Application on behalf of New Homes Inc. Submitted by Pacific**

**Community Design.** An application seeking annexation approval of approximately 210 acres of land. This also includes the portion of SW Beef Bend Rd between 137<sup>th</sup> Ave. and SW Roy Rogers Rd right-of-way south of midline, and the right-of-way for SW Roy Rogers Rd. and SW Elsner Rd. adjacent to the properties proposed for annexation. The area proposed for annexation is illustrated in the map below.



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The annexation proposal (LU # 23-08) shall be evaluated base upon relevant portions of the following:

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- The King City Comprehensive Plan;
- The Kingston Terrace Master Plan;
- The requirements of Title 16 Community Development Code (CDC);
- Applicable intergovernmental agencies
- Section 16.192.050 of the CDC

The LWI adoption (LU # 23-09) shall be evaluated based upon the relevant portions of the following:

- King City Comprehensive Plan; and associated requirements
- The Kingston Terrace Master Plan;
- The requirements of Title 16 Community Development Code Section 16.192.060; and
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All interested parties are invited to attend the hearing and express their views. Statements will be accepted in writing or orally at the hearing. Failure to raise an issue at the public hearing, in person or by letter, or failure to provide statements or evidence sufficient to afford the decision maker an opportunity to respond to the issue precludes appeal to the Land Use Board of Appeals based on that issue.

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Published: November 13, 2023

#### INFORMATION AND ONLINE ZOOM LINK

**Please follow the link below to join the webinar:**

<https://us02web.zoom.us/j/88964257725?pwd=RHRjaEJyazJ5eVZISkhHTHdaZ1NQQT09>

**Webinar ID: 889 6425 7725**

**Passcode: 825646**

Or Telephone: US: 1 (253) 215-8782

Members of the public can watch the meeting live on [TVCTV cable channel 23 or 30](#), and King City [YouTube live streaming](#).

## Exhibit A

\* CUSTOM MAILING LIST  
 100' BUFFER AROUND 2S117A000601  
 2S1170000203, 204, 208, 400, 1000  
 2S1180001501, 1502  
 CREATED 10/25/23 BY TERI HEINO WASHCO LUT

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 EISSA, RASHA  
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 ADAMS SQUARE BEEF BEND LLC  
 HZF BEEF BEND LLC  
 BY GOTSHALL-MAXIN, LEE F ESQ  
 THREE EMBARCADERO CENTER 12TH FL  
 SAN FRANCISCO CA 94111

2S109CD03100  
 ADAMS SQUARE BEEF BEND LLC  
 HZF BEEF BEND LLC  
 BY GOTSHALL-MAXIN, LEE F ESQ  
 THREE EMBARCADERO CENTER 12TH FL  
 SAN FRANCISCO CA 94111

2S1180001402  
 AMSTAD, TONY & DEEANN REVOC TRUST  
 PO BOX 890  
 HERMISTON OR 97838

2S1180001404  
 AMSTAD, TONY & DEEANN REVOCABLE TRUST  
 PO BOX 890  
 HERMISTON OR 97838

2S1180001600  
 AMSTAD, WAYNE A & CORI A  
 15990 SW ROY ROGERS RD  
 SHERWOOD OR 97140

2S117AA04300  
 ANDREWS, RACHEL M  
 14626 SW TREVOR LN  
 TIGARD OR 97224

2S117AA05600  
 Aribisala, Henry  
 14808 SW MULBERRY DR  
 TIGARD OR 97224

2S109CD10100  
 AUTUMN HILL HOMEOWNERS ASSOCIATION  
 BY NW COMMUNITY MANAGEMENT CO., LLC  
 PO BOX 23099  
 TIGARD OR 97281

2S117AA09500  
 AUTUMN VIEW HOMEOWNERS ASSOCIATION  
 00000

2S117AA09700  
 AUTUMN VIEW HOMEOWNERS ASSOCIATION  
 00000

2S116BB01500  
 BABAEI, MOHAMMADREZA  
 AKBARIMALKESHI, SOHEILA  
 16145 SW BARRINGTON PL  
 PORTLAND OR 97224

2S116B003100  
 BEEF BEND LLC  
 PO BOX 2559  
 OREGON CITY OR 97045

2S116BB00600  
 BEHRENS, GROVER S & ROSA A  
 15010 SW DAPHNE CT  
 BEAVERTON OR 97007

2S116BB02800  
 BERG, TYLER I & AIMEE K  
 16352 SW MYRTLE AVE  
 TIGARD OR 97224

2S1170000500  
 CASH JOINT TRUST  
 BY CASH, DWIGHT C & PAULA L TRS  
 17720 SW ELSNER RD  
 SHERWOOD OR 97140

2S117AA05200  
 CHOW, WING CHUEN  
 LEE, TUNG YAO  
 14734 SW MULBERRY DR  
 TIGARD OR 97224

2S117AA01400  
 CHRISTIANSEN, SUSAN G  
 10008 DOLERITE DR  
 FORT WORTH TX 76131

2S117AA01500  
 CHRISTIANSEN, SUSAN G  
 10008 DOLERITE DR  
 FORT WORTH TX 76131

2S117AA00100  
 COY, PATRICK & TARA  
 16247 SW 146TH AVE  
 TIGARD OR 97224

2S1170000204  
 CTH INVESTMENTS LLC  
 14787 SW MILLIKAN WAY  
 BEAVERTON OR 97003

2S1170000203  
 CTH INVESTMENTS LLC  
 14787 SW MILLIKAN WAY  
 BEAVERTON OR 97003

2S116B000102  
 DLJ PROPERTIES, LLC  
 13620 SW BEEF BEND RD #78  
 TIGARD OR 97224

2S117AA05700  
 DRH ENERGY INC  
 ATTN: TED HARBOUR ESQ  
 301 COMMERCE ST, STE 500  
 FORT WORTH TX 76102

2S117AA05300  
 DRH ENERGY INC  
 ATTN: TED HARBOUR ESQ  
 301 COMMERCE ST, STE 500  
 FORT WORTH TX 76102

2S117AA05400  
 DRH ENERGY INC  
 ATTN: TED HARBOUR ESQ  
 301 COMMERCE ST, STE 500  
 FORT WORTH TX 76102

2S117AA05500  
 DRH ENERGY INC  
 ATTN: TED HARBOUR ESQ  
 301 COMMERCE ST, STE 500  
 FORT WORTH TX 76102

2S117AA05800  
 DRH ENERGY INC  
 ATTN: TED HARBOUR ESQ  
 301 COMMERCE ST, STE 500  
 FORT WORTH TX 76102

2S117AA05900  
 DUONG, JEREMY H & NGA T  
 14846 SW MULBERRY DR  
 TIGARD OR 97224

## Exhibit A

2S117A000900 EITING, KATHERINE A REV LIVING TRUST PO BOX 230939 PORTLAND OR 97281	2S1170000301 EPENER PROPERTIES LLC BY EPENER, FREDERICK J & BEVERLY J 10860 SW PARK ST TIGARD OR 97223	2S116B000800 ETLING, PHYLLIS C LIVING TRUST BY ETLING, PHYLLIS C & STONE, JOANNE E TRS 13970 SW BEEF BEND RD TIGARD OR 97223
2S1170000206 EUDALY, ELAINE F LIVING TRUST 16900 SW ELSNER RD SHERWOOD OR 97140	2S1170000700 EUDALY, ELAINE F LIVING TRUST 16900 SW ELSNER RD SHERWOOD OR 97140	2S116BB01200 FUITEN, JESSICA J DAVOODI, DANIEL 16098 SW BARRINGTON PL PORTLAND OR 97224
2S117AA05000 GONZALEZ, JOEL & ALEJANDRA 14690 SW MULBERRY DR TIGARD OR 97224	2S116BB02700 GRIFFITH, RONNDA L ZEZULA GRIFFITH, JAMES L 14060 BEEF BEND RD TIGARD OR 97224	2S116BB01400 HAKE, KRYSTIN 16148 SW BARRINGTON PL TIGARD OR 97224
2S117AA05100 HANEY, CHAD 14712 SW MULBERRY DR TIGARD OR 97224	2S1170000800 HARREL FAMILY TRUST BY HARREL, CLIFFORD J & LINDA J TRS PO BOX 760 SHERWOOD OR 97140	2S117AA00200 HARVEY, SHANNON M & SEAN 16223 SW 146TH AVE PORTLAND OR 97224
2S117A000700 HARVEY, STEVEN P & SUSAN R 15540 SW BEEF BEND RD TIGARD OR 97224	2S117A002700 HARVEY, STEVEN P & SUSAN R 15540 SW BEEF BEND RD TIGARD OR 97224	2S1170000400 HASUIKE, ARTHUR A HASUIKE, DANIEL T HASUIKE, STEVE Y ET AL 15265 SW BEEF BEND RD TIGARD OR 97224
2S117A000500 HASUIKE, ARTHUR A HASUIKE, DANIEL T HASUIKE, STEVE Y ET AL 15265 SW BEEF BEND RD TIGARD OR 97224	2S117A000600 HASUIKE, ARTHUR A & SUZANNE S HASUIKE, DANIEL T YOUNG, BETTY H ET AL 15265 SW BEEF BEND RD TIGARD OR 97224	2S1170000208 HASUIKE, STEVE YUKIO LIVING TRUST HASUIKE, DANIEL T YOUNG, BETTY H ET AL 15265 SW BEEF BEND RD TIGARD OR 97224
2S117A000601 HASUIKE, STEVE YUKIO LIVING TRUST HASUIKE, DANIEL T HASUIKE, BETTY H ET AL 15265 SW BEEF BEND RD TIGARD OR 97224	2S117AA05300 HENDRICK, AARON B & LESLIE A 14756 SW MULBERRY DR TIGARD OR 97224	2S117AA01800 HENRY, LARRY J & DEANNE L 16200 SW 150TH AVE TIGARD OR 97224
2S116B000900 HERBERHOLZ, LARRY ISON, KIMBERLY A 13850 SW BEEF BEND RD TIGARD OR 97224	2S116BB02200 JASSO, MATTHEW T 14200 SW BEEF BEND RD TIGARD OR 97224	2S117AA06000 KEIM, ERIC & KATIE 14858 SW MULBERRY DR TIGARD OR 97224
2S117AA04000 KHALILI, ARDLAN KHALILI, KHOSROW 14632 SW TREVOR LN TIGARD OR 97224	2S1170001300 KUMMROW, WILLARD STEPHEN 18580 SW KUMMROW AVE SHERWOOD OR 97140	2S116B000901 LIEBERTZ, JOHN P & CANDACE R 13750 SW BEEF BEND RD TIGARD OR 97224
2S117AA04100 MANN, SVETLANA MCDONALD, GORDON J 14614 SW TREVOR LN TIGARD OR 97224	2S116BA00100 MAYBECK ASSOCIATES LLC BY FRESHWATER INVESTMENTS LLC ATTN ROZENFELD, ALEX 303 TWIN DOLPHIN DR STE #600 REDWOOD CITY CA 94065	2S1170000600 METRO PARKS & NATURE DEPARTMENT 600 NE GRAND AVE PORTLAND OR 97233

## Exhibit A

2S117AA01700 MEYER, JAMES R MCCOY, CAMERON JOHN 14730 SW BEEF BEND RD TIGARD OR 97224	2S117A002101 MEYER, MARY J TRUST MEYER, RAYMOND V FAMILY TRUST 14730 SW BEEF BEND RD PORTLAND OR 97224	2S117A002200 MEYER, MARY J TRUSTEE 14730 SW BEEF BEND RD PORTLAND OR 97224
2S1170000202 MF BB2 15525 SW BEEF BEND RD TIGARD OR 97224	2S1180001502 MF BEEF BEND LLC 17933 NW EVERGREEN PKWY STE 300 BEAVERTON OR 97006	2S1180001501 MF BEEF BEND LLC 17933 NW EVERGREEN PKWY STE 300 BEAVERTON OR 97006
2S1170000300 MINER, DONALD WM TRUST PO BOX 129 SHERWOOD OR 97140	2S117A000800 MURREY, THEODORE W 15500 SW BEEF BEND RD TIGARD OR 97224	2S116BB01600 NILES, TYLER B & ALYSSA M 16123 SW BARRINGTON PL TIGARD OR 97224
2S116BB02100 OAKMONT APARTMENT INVESTORS LLC 710 NW 14TH AVE, 2ND FLOOR PORTLAND OR 97209	2S1170000100 O'HALLORAN, EDWINE E 15800 SW BEEF BEND RD TIGARD OR 97224	2S116BB00500 PADRON, MICHAEL L & REBECCA 16096 SW WESTMINSTER DR TIGARD OR 97224
2S116BB02900 PETERSON, IAN M & SARA N 16336 SW MYRTLE AVE TIGARD OR 97224	2S117AA01300 PIRZADEH, MIRPARHAM ARDEKANI, AZIN 16230 SW 146TH AVE PORTLAND OR 97223	2S1170001600 PISCITELLI FAMILY TRUST BY VINCENZO/ROSALBA PISCITELLI TRS 15540 SW APRIL LN TIGARD OR 97224
2S117AA05500 QUTUB, SANA K 14796 SW MULBERRY DR PORTLAND OR 97224	2S1170000201 ROSE, JARRETT P & MARIA A 15755 SW BEEF BEND RD TIGARD OR 97224	2S116BB00700 SAYERS, WILLIAM L LINGENFELTER, TINA M 16115 SW WESTMINSTER DR TIGARD OR 97224
2S117A000400 SCOTT, GREGORY & CHELSEA 16255 SW 150TH AVE TIGARD OR 97224	2S1170001000 SHARLIN FARM LLC BY O'HALLORAN, MICHAEL 12130 NW OLD GERMANTOWN RD PORTLAND OR 97231	2S1180001700 SHUTTS, ROSS D & AUDREY Y SHUTTS REVOCABLE LIVING TRUST 16295 SW BEEF BEND RD SHERWOOD OR 97140
2S117AA04200 SMITH, JEREMY R & RAMONITA M 14620 SW TREVOR LN TIGARD OR 97224	2S1170000207 SUCTAWEE TRUST BY SUCTAWEE, SALAWOOT J TR 16195 SW BEEF BEND RD SHERWOOD OR 97140	2S117AA04900 SULLIVAN, ADAM M & LINDSEY M 14674 SW MULBERRY DR PORTLAND OR 97224
2S117AA05400 SULLIVAN, JON W & NICOLE R 14778 SW MULBERRY DR TIGARD OR 97224	2S117AA01200 THANGVIJIT, NATTAWAN AND GULMAHONG, SUNUN 16190 SW 146TH AVE TIGARD OR 97224	2S1180000601 TIGARD, CITY OF 13125 SW HALL BLVD TIGARD OR 97223
2S117AA04400 TREVOR RIDGE, OWNERS OF LOTS 1 THRU 8 00000	2S1170001100 UNITED STATE OF AMERICA US FISH & WILDLIFE SERVICE ATTN: GEORGIA SHIRILLA 911 NE 11TH AVE PORTLAND OR 97232	2S1180001400 UNITED STATES OF AMERICA U S FISH & WILDLIFE SERVICE 911 NE 11TH AVE PORTLAND OR 97232

Exhibit A

2S109BC07000  
USA DEPT OF ENERGY  
BONNEVILLE POWER ADMINISTRATION  
PO BOX 3621  
PORTLAND OR 97208

2S117AA05800  
VARGAS, GABRIELA  
14832 SW MULBERRY DR  
TIGARD OR 97224

2S116BB00800  
WADDELL, TRENT WAYNE  
PENA, RHINA MICHELLE HERNANDEZ  
16097 SW WESTMINSTER DR  
TIGARD OR 97224

2S1180000100  
WIESE, RUTH TRUST  
16245 SW BEEF BEND RD  
SHERWOOD OR 97140

2S116BB01300  
YOUNG, MARK W & JAMIE M  
16126 SW BARRINGTON PL  
TIGARD OR 97224

2S116BB02701  
ZAVALA, JORGE & IMELDA  
14010 SW BEEF BEND RD  
TIGARD OR 97224

Oregonian Media Group  
1500 SW 1st Ave Suite 500  
Portland, OR 97201



## Oregonian

CITY OF KING CITY  
15300 SW 116TH AVE  
KING CITY, OR 97224

AD#: 0010791085

Sales Rep: Kimberlee O'Neill  
Account Number: 1000816725  
AD#: 0010791085

Remit Payment to:  
Oregonian Media Group  
Dept 77571  
P.O. Box 77000  
Detroit, MI 48277-0571

Page 1 of 3

Date	Position	Description	P.O. Number	Ad Size	Costs
11/15/2023	PublicNotices OR	Kingston Terrace TC	Kingston Terrace TC	3 x 126 L	
			Basic Ad Charge - 11/15/2023		\$2,320.92
			Total		\$2,320.92

FOR QUESTIONS CONCERNING THIS AFFIDAVIT, PLEASE CALL 877-229-2380

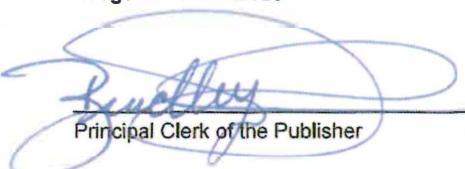
AD#: 0010791085

State of Oregon,) ss

County of Multnomah)

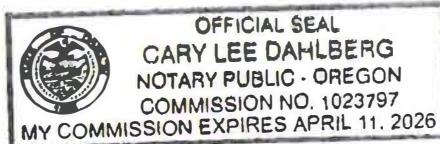
Bradley Dion being duly sworn, deposes that he/she is principal clerk of Oregonian Media Group; that Oregonian is a public newspaper published in the city of Portland, with general circulation in Oregon, and this notice is an accurate and true copy of this notice as printed in said newspaper, was printed and published in the regular edition and issue of said newspaper on the following date(s):

Oregonian 11/15/2023



Principal Clerk of the Publisher

Sworn to and subscribed before me this 15th day of November 2023

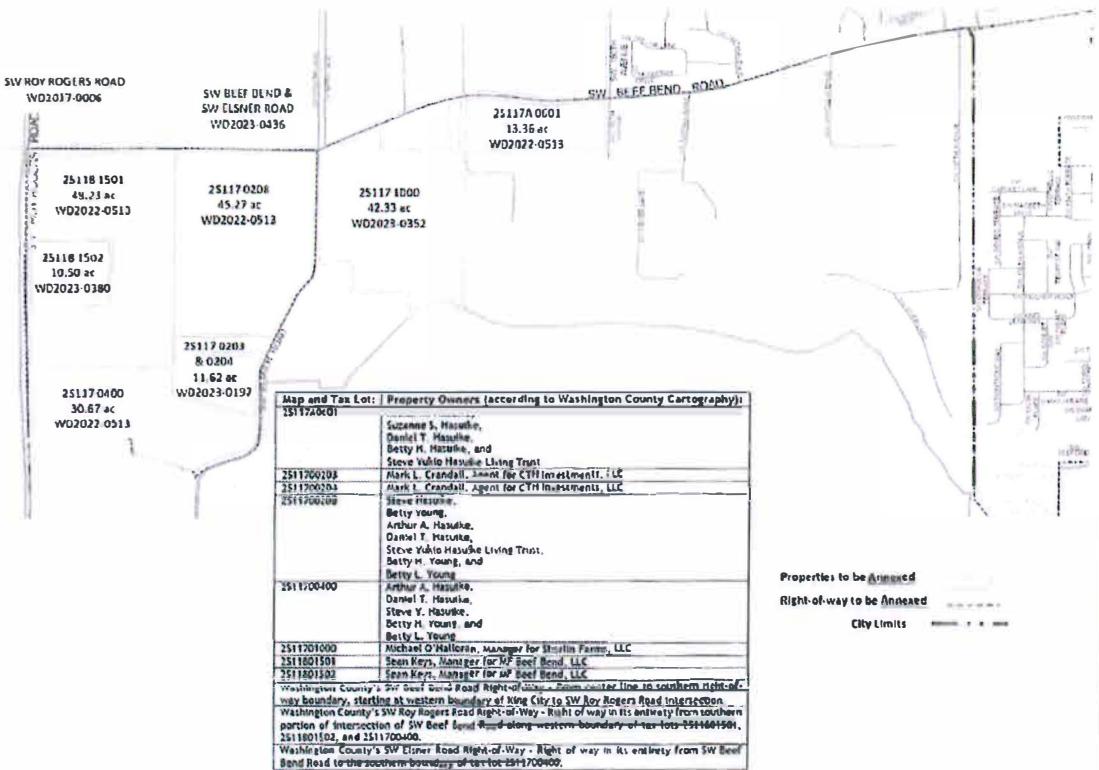



Notary Public

**NOTICE OF PUBLIC HEARING BEFORE THE KING CITY PLANNING COMMISSION**

The King City Planning Commission will hold a public hearing on Wednesday, December 6th, 2023, at 9:30 a.m. in the King City - City Hall Council Chambers, 15300 S.W. 116th Avenue, King City, OR 97224 and Online via Zoom platform, regarding the following:

LU # 23-08; Ordinance 2023-06, Annexation Application on behalf of New Homes Inc. Submitted by Pacific Community Design. An application seeking annexation approval of approximately 210 acres of land. This also includes the portion of SW Beef Bend Rd between 137th Ave. and SW Roy Rogers Rd right-of-way south of midline, and the right-of-way for SW Roy Rogers Rd. and SW Elsner Rd. adjacent to the properties proposed for annexation. The area proposed for annexation is illustrated in the map below.



As required by Community Development Code Section 16.192.050 C., the properties shall be rezoned upon annexation in accordance with the Kingston Terrace Master Plan from Washington County FD-20 to Town Center Neighborhood (area between Roy Rogers Rd. and Elsner Rd.), Beef Bend Neighborhood (Tax Lot 2S117A 0601), and Beef Bend Neighborhood and Central Neighborhood (Tax Lot 2S117 1000).

LU # 23-09; Ordinance 2023-07, to adopt a Local Wetlands Inventory (LWI) for the properties proposed for annexation. The Department of State Lands is currently reviewing a proposed LWI, and state approval is anticipated. This adoption will include a new Figure 16.114-10 Kingston Terrace District Locally Significant Wetland Resource Map in Community Development Code Section 16.114.080 along with a minor text amendment regarding wetland buffer areas in Section 16.114.080 F. 1. f.

The purpose of this Planning Commission hearing is to review the proposals, consider public testimony, and make a recommendation

## Exhibit A

The purpose of the Planning Commission hearing is to review the proposals, consider public testimony, and make a recommendation to the King City Council

The annexation proposal (LU # 23-08) shall be evaluated base upon relevant portions of the following:

- Metro Code 3.09;
- The Oregon Revised Statutes;
- The King City Comprehensive Plan;
- The Kingston Terrace Master Plan;
- The requirements of Title 16 Community Development Code (CDC);
- Applicable intergovernmental agencies
- Section 16.192.050 of the CDC

All interested parties are invited to attend the hearing and express their views. Statements will be accepted in writing or orally at the hearing. Failure to raise an issue at the public hearing, in person or by letter, or failure to provide statements or evidence sufficient to afford the decision maker an opportunity to respond to the issue precludes appeal to the Land Use Board of Appeals based on that issue.

The public may attend the hearing by coming to City Hall at the above address or by attending the Zoom webinar. In accordance with House Bill 2560, this hybrid meeting enables people to join remotely or in-person to participate in the Planning Commission hearing and submit oral and/or written testimony in person or remotely. Zoom Links are on the reverse side of this Notice.

Correspondence should be mailed to the King City Planning Commission, Attn. Community Development, 15300 S.W. 116th Avenue, King City, OR 97224 or via email at [mweston@ci.king-city.or.us](mailto:mweston@ci.king-city.or.us). Written testimony received one week (7 days) prior to the hearing will be included in the Planning Commissioner's meeting materials and allow adequate time for review. Materials and relevant criteria are available for review at:

- On the project website <https://www.ci.king-city.or.us/annexations/index.php>
- King City – City Hall, 15300 S.W. 116th Avenue, King City, OR
- Paper Copies may be obtained at a reasonable cost.

Staff reports are available for inspection at no cost or may be obtained at a reasonable cost seven days prior to the hearing. Questions regarding the application or the public hearing process may be directed to Maxwell Carter, 503-639-4082, or at [mcarter@ci.king-city.or.us](mailto:mcarter@ci.king-city.or.us).

The Planning Commission reserves the right to continue the hearing to another date and time. If the hearing is continued, no further public notice will be provided. The hearings are accessible to the disabled. Contact City Manager, at 503-639-4082 (voice and TTY), if you need any special accommodation to attend or to participate in the meeting. Publications may be available in alternate formats and the meeting is accessible to the disabled.

Published: November 13, 2023

### INFORMATION AND ONLINE ZOOM LINK

Please follow the link below to join the webinar:  
Or Telephone: US: 1 (253) 215-8782

<https://us02web.zoom.us/j/88964257725?pwd=RHRiaEJyazJS>

eVZISkhHTHdaZ1NQQT09

Webinar ID: 889 6425 7725

Passcode: 825646

Members of the public can watch the meeting live on TVCTV cable channel 23 or 30, and King City YouTube live streaming.

Nov. 15, 2023

010791085.01

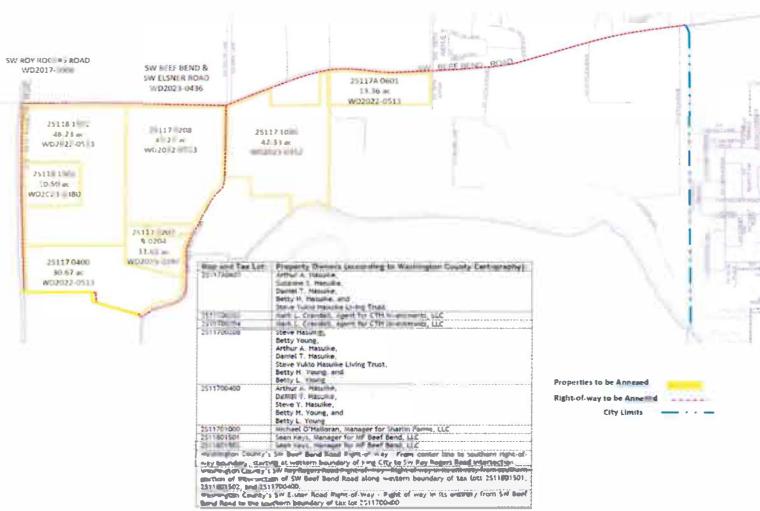
# City of King City Planning Commission Meeting Public Notice

## City of King City Public Notice

### NOTICE OF PUBLIC HEARING BEFORE THE KING CITY PLANNING COMMISSION

The King City Planning Commission will hold a public hearing on **Wednesday, December 6th, 2023, at 9:30 a.m.** in the King City - City Hall Council Chambers, 15300 S.W. 116<sup>th</sup> Avenue, King City, OR 97224 and Online via Zoom platform, regarding the following:

**LU # 23-08: Ordinance 2023-06, Annexation Application on behalf of New Homes Inc. Submitted by Pacific Community Design.** An application seeking annexation approval of approximately 210 acres of land. This also includes the portion of SW Beef Bend Rd between I37<sup>th</sup> Ave. and SW Roy Rogers Rd right-of-way south of midline, and the right-of-way for SW Roy Rogers Rd and SW Elsner Rd, adjacent to the properties proposed for annexation. The area proposed for annexation is illustrated in the map below.



## Exhibit B

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**Passcode:** 825646

Or Telephone: US: 1 (253) 215-8782

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## CITY OF KING CITY



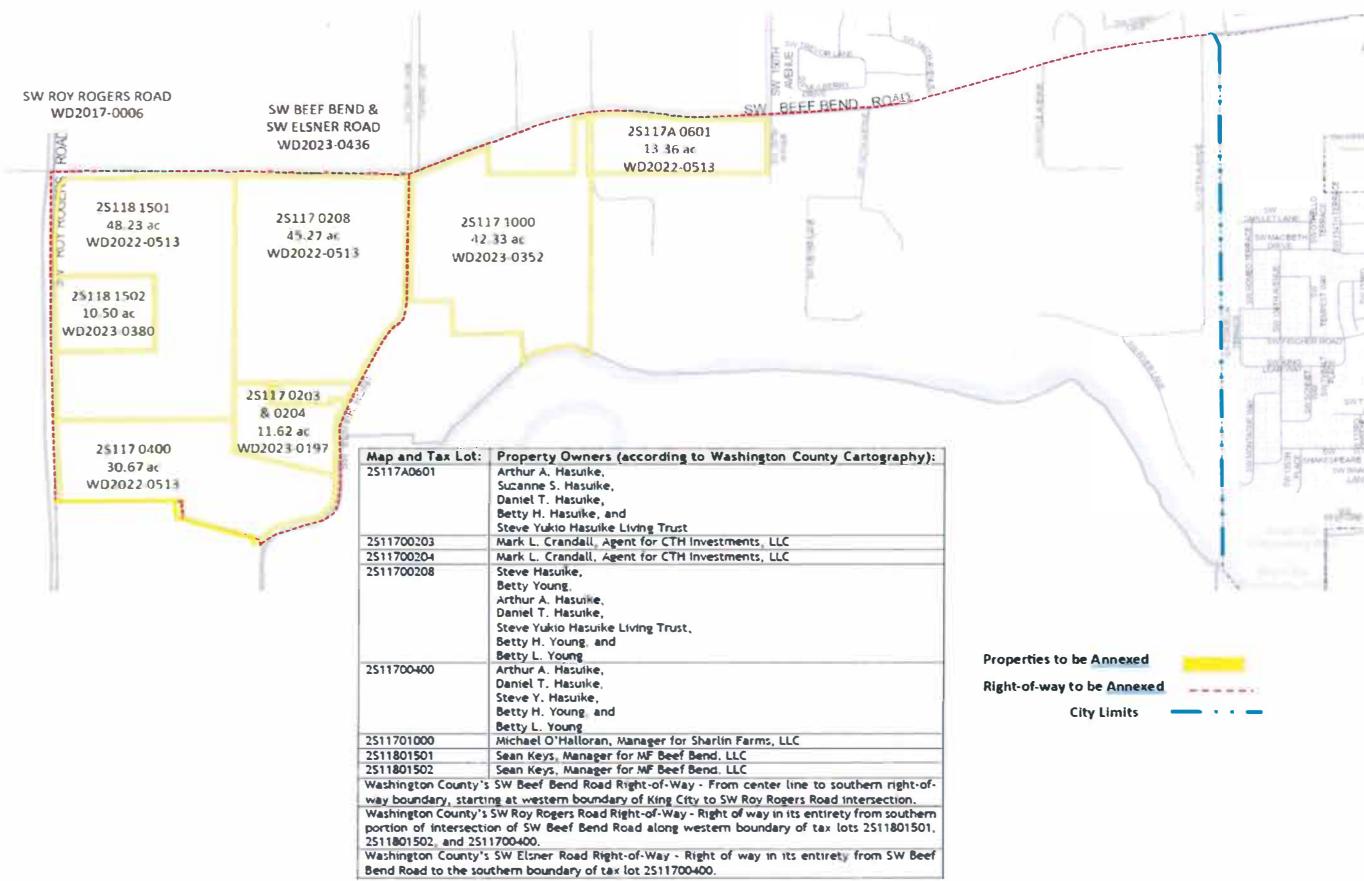
## PUBLIC NOTICE

## NOTICE OF PUBLIC HEARING BEFORE THE KING CITY PLANNING COMMISSION

The King City Planning Commission will hold a public hearing on **Wednesday, December 6th, 2023, at 9:30 a.m.** in the King City - City Hall Council Chambers, 15300 S.W. 116<sup>th</sup> Avenue, King City, OR 97224 and Online via Zoom platform, regarding the following:

**LU # 23-08; Ordinance 2023-06, Annexation Application on behalf of New Homes Inc. Submitted by Pacific**

**Community Design.** An application seeking annexation approval of approximately 210 acres of land. This also includes the portion of SW Beef Bend Rd between 137<sup>th</sup> Ave. and SW Roy Rogers Rd right-of-way south of midline, and the right-of-way for SW Roy Rogers Rd. and SW Elsner Rd. adjacent to the properties proposed for annexation. The area proposed for annexation is illustrated in the map below.



As required by Community Development Code Section 16.192.050 C., the properties shall be rezoned upon annexation in accordance with the Kingston Terrace Master Plan from Washington County FD-20 to Town Center Neighborhood (area between Roy Rogers Rd. and Elsner Rd.), Beef Bend Neighborhood (Tax Lot 2S117A 0601), and Beef Bend Neighborhood and Central Neighborhood (Tax Lot 2S117 1000).

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The purpose of the Planning Commission hearing is to review the proposals, consider public testimony, and make a recommendation to the King City Council.

The annexation proposal (LU # 23-08) shall be evaluated base upon relevant portions of the following:

- Metro Code 3.09;
- The Oregon Revised Statutes;
- The King City Comprehensive Plan;
- The Kingston Terrace Master Plan;
- The requirements of Title 16 Community Development Code (CDC);
- Applicable intergovernmental agencies
- Section 16.192.050 of the CDC

The LWI adoption (LU # 23-09) shall be evaluated based upon the relevant portions of the following:

- King City Comprehensive Plan; and associated requirements
- The Kingston Terrace Master Plan;
- The requirements of Title 16 Community Development Code Section 16.192.060; and
- Oregon Administrative Rules (OAR) 141-086-0228(5) and OAR 141-180 through 0350.

All interested parties are invited to attend the hearing and express their views. Statements will be accepted in writing or orally at the hearing. Failure to raise an issue at the public hearing, in person or by letter, or failure to provide statements or evidence sufficient to afford the decision maker an opportunity to respond to the issue precludes appeal to the Land Use Board of Appeals based on that issue.

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- King City – City Hall, 15300 S.W. 116<sup>th</sup> Avenue, King City, OR
- Paper Copies may be obtained at a reasonable cost.
- Staff reports are available for inspection at no cost or may be obtained at a reasonable cost seven days prior to the hearing.

Questions regarding the application or the public hearing process may be directed to Maxwell Carter, 503-639-4082, or at [mcarter@ci.king-city.or.us](mailto:mcarter@ci.king-city.or.us).

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Webinar ID: 889 6425 7725

Passcode: 825646

Members of the public can watch the meeting live on [TVCTV cable channel 23 or 30](#), and King City [YouTube live streaming](#).

# EXHIBIT F

## Public Comment

## EXHIBIT F – PUBLIC COMMENTS

LU# 23-08 Ordinance 2023-06, Annexation Application on behalf of New Homes Inc. Submitted by Pacific Community Design

City Council Public Testimony: Public Hearing Date December 20, 2023

<i>Exhibit Number</i>	<i>Source</i>	<i>Date</i>	<i>Pages</i>
P-CC-5	Kenneth Dobson (Mike Meyer)	1/9/2024	34
P-CC-4	Nicole Meyer	1/8/2024	1
P-CC-3	Mike Meyer	1/8/2024	2
P-CC-2	Gretchen Buehner	12/20/2023	1
P-CC-1	Michael Meyer	12/20/2023	In-person

## PLANNING COMMISSION EXHIBIT P – COMMENTS

Planning Commission Public Testimony: Public Hearing Date December 6, 2023

<i>Exhibit Number</i>	<i>Source</i>	<i>Date</i>	<i>Pages</i>
P-PC-1	Michael Meyer	12/6/2023	In-person

*Updated on January 11, 2024, at 12:02 PM*

KENNETH P. DOBSON  
ATTORNEY AT LAW

telephone: (971) 717-6582  
email: kdobson@pdxlandlaw.com  
www.pdxlandlaw.com

324 S. Abernethy Street  
Portland, Oregon 97239

January 9, 2024

VIA ELECTRONIC MAIL

Ronnie Smith  
City Recorder  
City of King City  
15300 SW 116th Ave.  
King City, Oregon 97224  
rsmith@ci.king-city.or.us

**Re: Ordinance 2023-06, King City Land Use File LU #23-08**

Greetings:

I represent Michael Meyer. Please accept this letter as Mr. Meyer's supplemental testimony on the proposed ordinance annexing certain portions of the Kingston Terrace planning area into the City of King City.<sup>1</sup>

**1. THE USE OF EXCESSIVE "CHERRY STEMMING" IS UNREASONABLE.**

"ORS 222.111(1) states in relevant part: "the boundaries of any city may be extended by the annexation of territory that is not within a city and that is contiguous to the city or separated from it only by a public right of way. . ." In this case, the annexation area is not contiguous to any portion of the existing boundaries of King City. To get around this problem, the City proposes annexing an approximately 3,275 foot long stretch of Beef Bend Road and argues that by doing so, the connectivity requirement is met because the annexation area and the existing city would then only be separated by a public right of way.

The practice of using of public right of ways to connect an annexation area to the existing city limits is known as "cherry stemming." As the courts have explained, the use of cherry stemming can be appropriate in certain circumstances, but must comply with the implied "reasonableness" standard applicable to all annexation decisions. *Morsman v. City of Madras*, 191 Or App 149 (2003), *citing Portland General Electric Co. v. City of Estacada*, 194 Or 145, 165 (1952). (remanding annexation decision back to city to determine whether use of 150 feet of right of way to meet connectivity requirement was reasonable).

The Court of Appeals has explained the language "only by a public right of way," "in its context, compels the conclusion that separation by a minimal amount of intervening land of the described kind is the only acceptable alternative or exception to the contiguousness

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<sup>1</sup> Mr. Meyer is personally submitting separate testimony.

requirement.” *Department of Land Conservation and Development v. City of St. Helens*, 138 Or App 222, 229 (1995) (emphasis added). *City of St. Helens* involved a 1,500 foot stretch of road used to annex the location of Walmart to the existing city, which LUBA held was unreasonable and “would frustrate the contiguity requirement of ORS 222.111(1).” *DLCD v. City of St. Helens*, 29 Or LUBA 485 (1995).

3,275 feet is not a “minimal amount of intervening land.” Although the fact that the City is annexing the road used to create the alleged connectivity might make this case distinguishable from *St. Helens*, the length of the separation – 3,275 feet – is over twice that as the stretch of road at issue in that case. It is also over ten-times the length of road at issue in *Morsman*. As the Supreme Court has explained in discussing the problems with cherry stemming:

“[i]t would be absurd to think that the legislature intended that a city would have carte blanche authority to reach out its tentacles like an octopus and envelop property which in no wise could be considered as beneficial to the city or to the property annexed. If this were not so, there would be nothing to prevent the cities from attaching to themselves territory far removed from the city environs by a narrow ribbon strip, so long as the property attached was contiguous.” *PGE*, 194 Or at 159-60.

While cherry stemming is not unreasonable per se, the sheer length of roadway used to meet the connectivity requirements of ORS 222.111(1) greatly exceeds anything at issue in the case law and pushes the reasonableness requirement beyond its breaking point.

## **2. THE CITY FAILED TO OBTAIN CONSENT FROM ALL AFFECTED PROPERTY OWNERS.**

The use of cherry stemming also raises the issue of whether the City has obtained the consent of all affected property owners for the annexation. Table 1 of the annexation ordinance lists property owners affected by the annexation and includes Washington County as “owner” of Beef Bend Road. What it does not include, however, are the owners of the various properties along the 3,275 foot cherry stem stretch of Beef Bend Road which is included in the annexation.

It is well established that owners of property abutting a public right of way own title to the land underneath the road up to the centerline, subject to easement for the public to use the road. In fact, there is a statutory presumption that a conveyance of real property includes the land underneath a public right of way to the centerline of the road. ORS 93.310(4). “The presumption in ORS 93.310(4) is a strong one that is rebutted only by an express provision in the conveyance excluding the abutting road, or by the grantor’s clear intention to exclude the abutting road from the conveyance as discerned from the circumstances of the transaction.” *Howe v. Greenleaf*, 260 Or App 692, 320 P3d 641, 647 (2014). This rule that an abutting property owner holds title to the land below the roadway is not limited to road vacations, and instead also applies when the road is in existence. *Id.*, citing *Fossi v. Myers*, 271 Or 611, 269-70 (1975).

A review of the documents establishing Beef Bend Road did not reveal any language to contradict this statutory presumption or otherwise suggest the land underneath the roadway was

donated outright in fee to Washington County.<sup>2</sup> In the absence of such language, title to the land underneath the roadway remains with the abutting property owners. Because the City did not obtain consent from these owners to annex Beef Bend Road, the annexation is improper.

### **3. KTMP DOES NOT COMPLY WITH STATEWIDE LAND USE PLANNING GOAL 5:**

ORS 197.175 requires cities to exercise their planning responsibilities, including annexation decisions, in compliance with statewide planning goals. *Cape v. City of Beaverton*, 187 Or App 463, 469 (2003). This would necessarily include Goal 5 and its implementing regulations that require local governments to identify, inventory, and develop programs to protect certain types of natural resources, including riparian corridors and wildlife habitat. E.g., OAR 660-023-0180 (mineral and aggregate resources; OAR 660-023-0110 (wildlife habitat); see generally OAR 660-023-0050 (programs to achieve compliance with Goal 5). The need to comply with Goal 5 and its implementing regulations is especially important here, as the annexation would redesignate the affected land from agricultural zoning into commercial and residential zoning, thereby opening the area to new conflicting uses.

The proposed findings discuss compliance with Goal 5. However, the findings are deficient in that, aside from the recent local wetlands inventory, it focuses almost exclusively on “regional resources” identified by Metro as part of its Title 13 program. Goal 5’s implementing regulations set forth at OAR 660-023-0080(b) define “Regional resource”:

“Regional resource” is a site containing a significant Goal 5 resource, including but limited to a riparian corridor, wetland, or open space, which is identified as a regional resource on a map adopted by Metro ordinance.”

A “Regional resource” does not include locally significant resources, such as areas designated as Significant Natural Resources (“SNRs”) on Washington County’s Goal 5 maps. In this case, Washington County Comprehensive Plan Map 2.14 identifies additional Goal 5 resources in the immediate vicinity of the annexation area that were not discussed in the City’s findings, specifically Wildlife Habitat and Mineral and Aggregate resources.<sup>3</sup> Washington County Goal 5 policies recognize that the actual boundaries of the SNRs might differ from the boundaries shown on the maps. Accordingly, the policies require that any development within 250 feet of the mapped resources requires evidence that the resource does not extend into the development area.<sup>4</sup>

Some of the existing Goal 5 resources, such as the Wildlife Habitat, are clearly within 250 feet of the annexation area. At a minimum, therefore, the presence of these previously identified resources should have triggered additional Goal 5 analysis.

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<sup>2</sup> Copies of the documents creating Beef Bend Road are attached hereto as Exhibit 1.

<sup>3</sup> A copy of Washington County’s SNR map for the area is submitted herewith as Exhibit 2.

<sup>4</sup> A copy of Washington County’s policy regarding the need to confirm the actual boundaries of the Goal 5 resources is submitted herewith as Exhibit 3.

#### **4. THE ANNEXATION DOES NOT COMPLY WITH KCDC 16.192.040(2)(A).**

The failure of the City to examine these additional locally significant resources also violated KCDC 16.192.040(2)(a), which requires the submittal of a narrative description of site conditions.

#### **5. THE PROPOSED ANNEXATION PROCESS HAS BEEN MARRED BY SYSTEMIC AND PERSISTENT PROCEDURAL ERRORS.**

In addition to these substantive issues discussed above, the entire annexation process has been marred by systemic procedural errors and flagrant disregard for the City's own rules and regulations. These problems include:

Lack of Planning Commissioners: Throughout much of the annexation process and related enactments, the Planning Commission has been operating with less members as required by the section 2.16.010A(1) of the King City Municipal Code, which states in relevant part: “The commission shall consist of seven voting members to be appointed by the mayor with the consent and approval of the city council.” (emphasis added). Section 2.16.010B states in relevant part: “Vacancies on the commission shall be filled by appointment by the mayor with the consent and approval of the council.” The word “shall” is mandatory. Despite this, the Planning Commission has been operating with only five members and the mayor has not filled the empty positions.

Lack of Required Notice: ORS 222.120, governing annexation proceedings, states in relevant part: “The legislative body shall cause notice of the hearing be published once each week for two successive weeks prior to the day of the hearing, in a newspaper of general circulation, and shall cause notice of the hearing to be posted in four public places in the city for a like period.” Despite the mandatory nature of this statewide requirement, the City has failed to give the required notices.

Lack of Proper Meeting Minutes: Oregon’s public meetings law requires that local governments keep meeting minutes which, among other things, “give a true reflection of the matters discussed at the meeting and the views of the participants” and accurately reflect the “substance of any discussions on any matter.” ORS 192.650. In practice, King City relies heavily on recordings of the public meetings in lieu of detailed written minutes. While this practice is allowed in general, the quality of the recordings from many of the meetings discussing the annexation are so poor, they are inaudible in many places and therefore do not accurately reflect the matters discussed, the views of the participants, and the substance of the discussions.

Combined, these errors have prejudiced the integrity of the annexation proceeding and frustrated the public’s right to meaningfully participate in the land use process.

Sincerely,



Kenneth P. Dobson

C.R. A-148 S.W. BEND ROAD & PLEASANT VALLEY ROAD

NO EXWIDPAPERS PAPERS - See caption at right NOTICE SO

C.R. NO. A-148

IN THE  
BOARD OF COUNTY  
COMMISSIONERS  
WASHINGTON COUNTY, OREGON

1873

Petition for \$1873 in

Ex. 148

W. C. C. - E. Savage - Crocker - Carpenter

125 - R. K. - 353 - 10 - 16 - 17

Ex. 3-353

# Notice

Ex 1 Page 3 of 28

Notice is hereby given that a petition will be presented to the Honorable County Court of Washington County at the February term for the location of a County road commencing where the north line of Zephaniah Bryant's donation claim crosses the Tayloe ferry road, Section ten, Town South, Range 1 West, and crossing the Miller ferry road one hundred yards south of Angle seven, Section 17 Town S. R 1 W. thence to the southwest corner of P. Kindly donation claim and intersecting the ~~old~~ school ferry road at or near the residence of John Higington Town 2 South, Range 2 West.

Notice

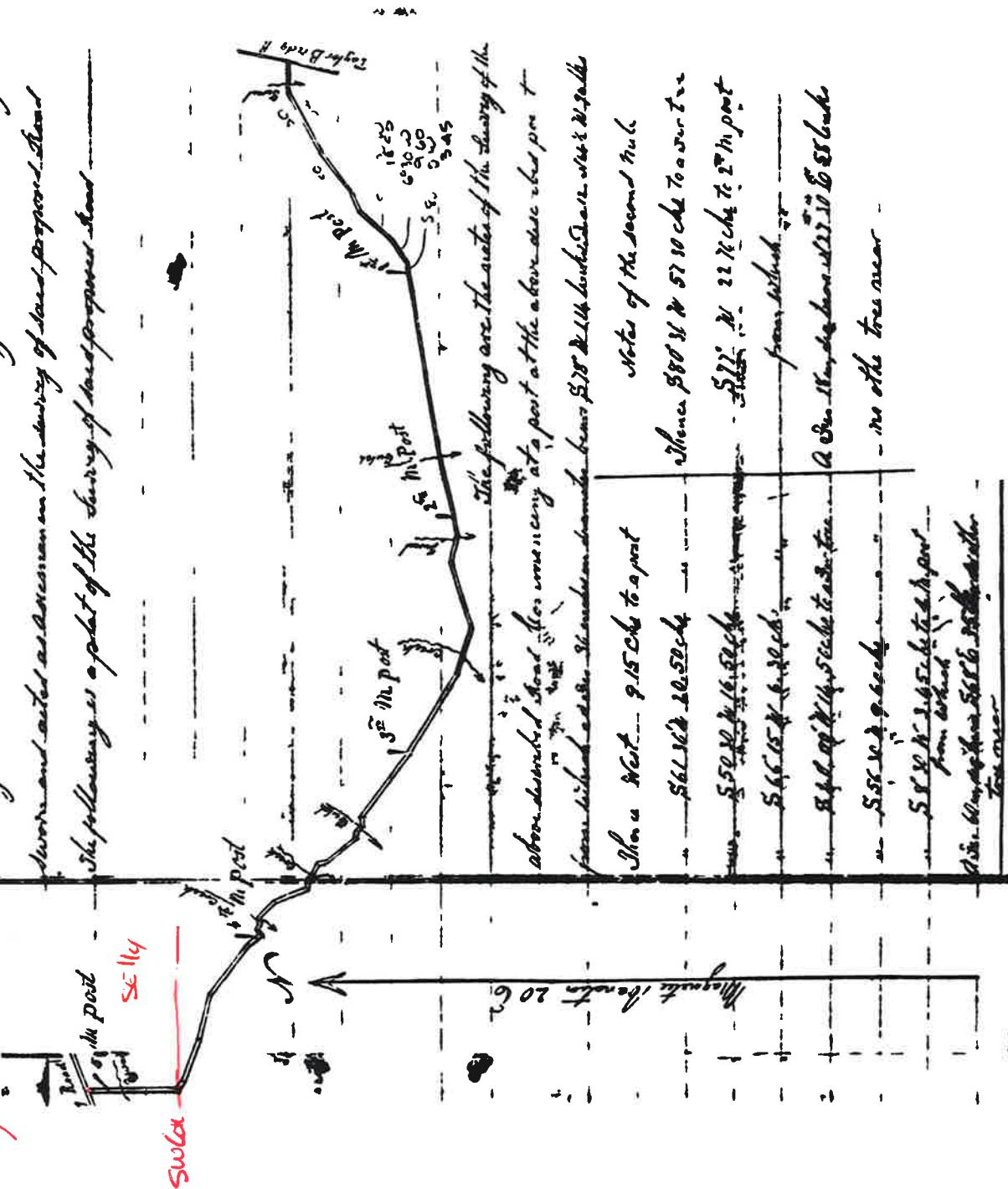
Filed Feb 5 1873

W.D. Pittenger

County Clerk

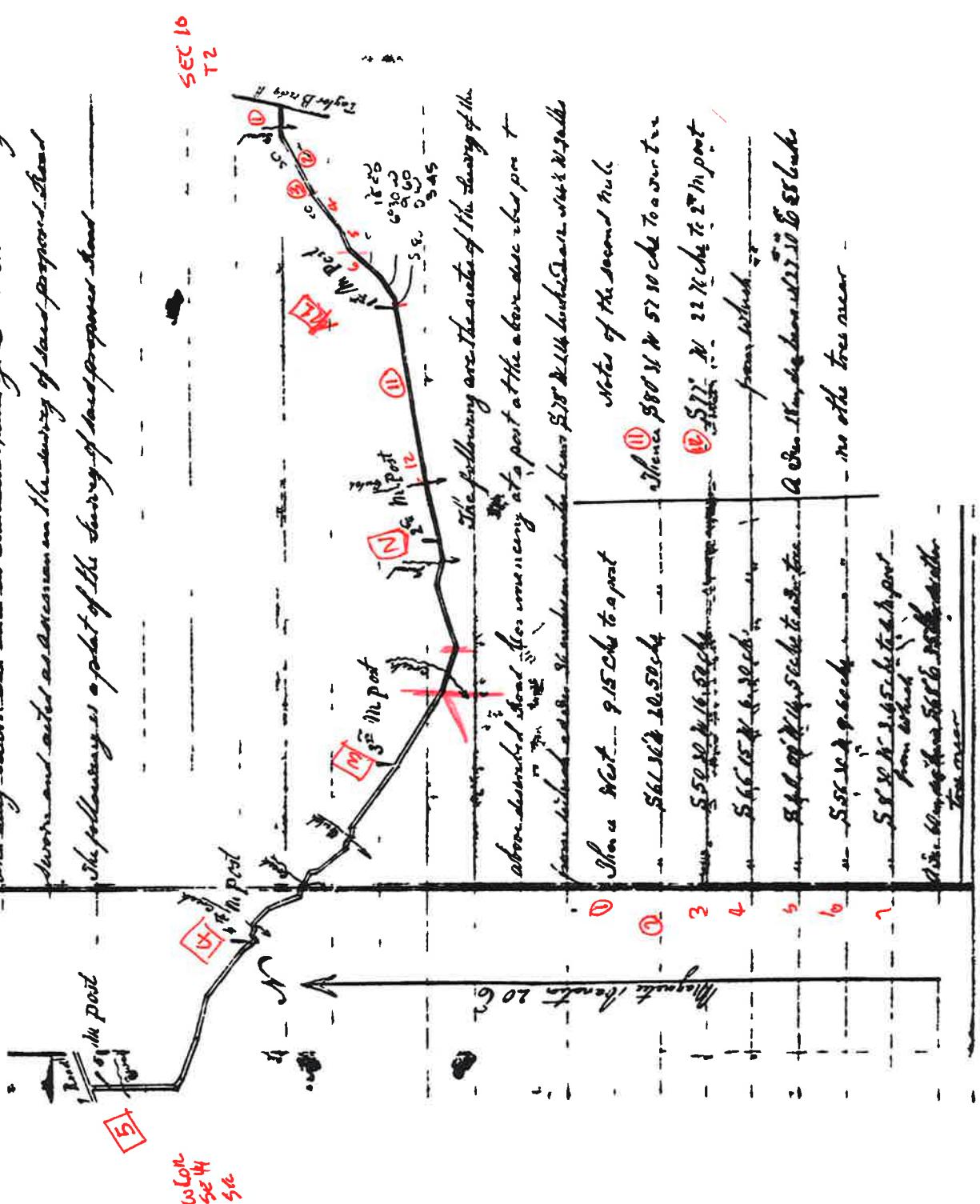
State of Oregon  
Washington County }  
To the Hon. County Court of said County - the undersigned having  
been appointed at the 6th. Inst. 1873 of, and sent to survey a new  
Proposed County Road. Commence y. at a point on the Taylor  
Bridge Road in Section No. 3 of the 1st. W. Thos. District to the N.  
W. corner of the S. E.  $\frac{1}{4}$  of the one and one-half acre tract of land known  
as the Schmidts Bridge Street Abby have it made the following report  
to that the 12<sup>th</sup> day of Sept. 1873 and after being duly qualified as the  
Surveyor, Abijah W. Schmidts and Joseph L. Edwards was called  
and duly sworn and called to chamber, and for L. Schmidts was duly  
sworn and acted as Assessor on the survey of said property. And  
the following is a sketch of the survey of said property and  
the following is a sketch of the survey of said property and

Model Test



Notes of the 5 <sup>th</sup> March		Notes of the 6 <sup>th</sup> March	
Sheen 5 11' 8' 5 rods to east	Sheen 5 11' 8' 5 rods to east	Sheen 5 11' 8' 5 rods to east	Sheen 5 11' 8' 5 rods to east
at 28 30 N 8.50 chds	"	at 38 30 N 2.5 rods	at 26 30 N 22.50 chds
5 14 30 N 22.50 chds	"	at 41 30 N 112.50 chds	"
at 22 36 N 15 rods	"	at 36 30 N 2.00 rods	at 22 36 N 15 rods
at 59 00 N 29 rods to S 2 1/1 post	at 61 00 N 12.50 rods	at 31 30 N 2.25 rods to S 2 1/1 post	at 59 00 N 29 rods
Stream which			
at 2. 15 rods from S 2 1/1 post	"	at 69 30 N 2.87 rods to post	
at 20 rods from S 2 1/1 post	"	at 47 30 N 0.50 rods to bank	
Notes of the 5 <sup>th</sup> March		at 58 30 N 2.5 rods	
Sheen 5 11' 8' 5 rods to east		at 30 30 N 12.50 chds to east line 30 30	
at 15 30 N 2.00 chds	"	at 36 30 N 2.00 chds to east	
at 37 36 N 15 rods	"	at 36 30 N 2.00 chds to east	
at 69 30 N 15.50 chds	"	at 56 30 N 0.00 96 banks	
at 62 30 65 chds to S 2 1/1 post	"	at 55 00 N 1.65 chds	
Sheen 5 11' 8' 5 rods to S 2 1/1 post		at 35 15 N 1.05 chds to S 2 1/1 post	
Stream which		at 36 30 N 2.25 rods to S 2 1/1 post	
at 30 30 N 12.50 chds to S 2 1/1 post		at 36 30 N 2.25 rods to S 2 1/1 post	
at 30 30 N 2.00 chds to S 2 1/1 post		at 36 30 N 2.25 rods to S 2 1/1 post	
at 30 30 N 2.00 chds to S 2 1/1 post		at 36 30 N 2.25 rods to S 2 1/1 post	
Notes of the 6 <sup>th</sup> March			
Sheen 5 11' 8' 5 rods to east			
at 21 36 N 15 rods to S 2 1/1 post			
making the above described survey consistent to east the post			
and north the, and the banks, and south the, trees and the land and			
the survey to have the post and the banks true on the line and the			
middle of and land, the foregoing, shall be used as a check of what it should			
stand there, and with a magnetic bearing of 20. 6°			
all of which is that to fully establish the 22 <sup>nd</sup> day of Feb 1893.			
Johns City, that I am respectfully engaged			
in surveying, plotting the above described land			
to day, and the which shall then according to			
the law made a good and case			
Johns City, New York			
Surveyor			

State of Oregon;  
Washington County }  
To the then County Court of said County - the undersigned Survey  
been granted at the 26th Feb in 1873 of said Court to Survey a road  
for a proposed County Road - Commence y at a point on the Taylor  
Bridge Road in Section 10 T 2 L 2 and W thence extend to the S  
or corner of the S. E. 1/4 of the one acre in S 2 W the road and then  
the School Bridge Road City have it made the following report  
Re Mots the 12<sup>th</sup> day of Feb 1873 and after being duly qualified as the  
Surveyor, William W. Fletcher and Joseph T Edwards were Comt  
and duly sworn and called as witnesses, and for L. Street was duly  
sworn and called as witness on the survey of said proposed road  
The following is a part of the Survey of said proposed road -



Brad on petition  
Ex 1 Page 7 of 28

of  
W. C. Kicklin

1873  
50'

A-148

E-3-253

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T-25-2W-1

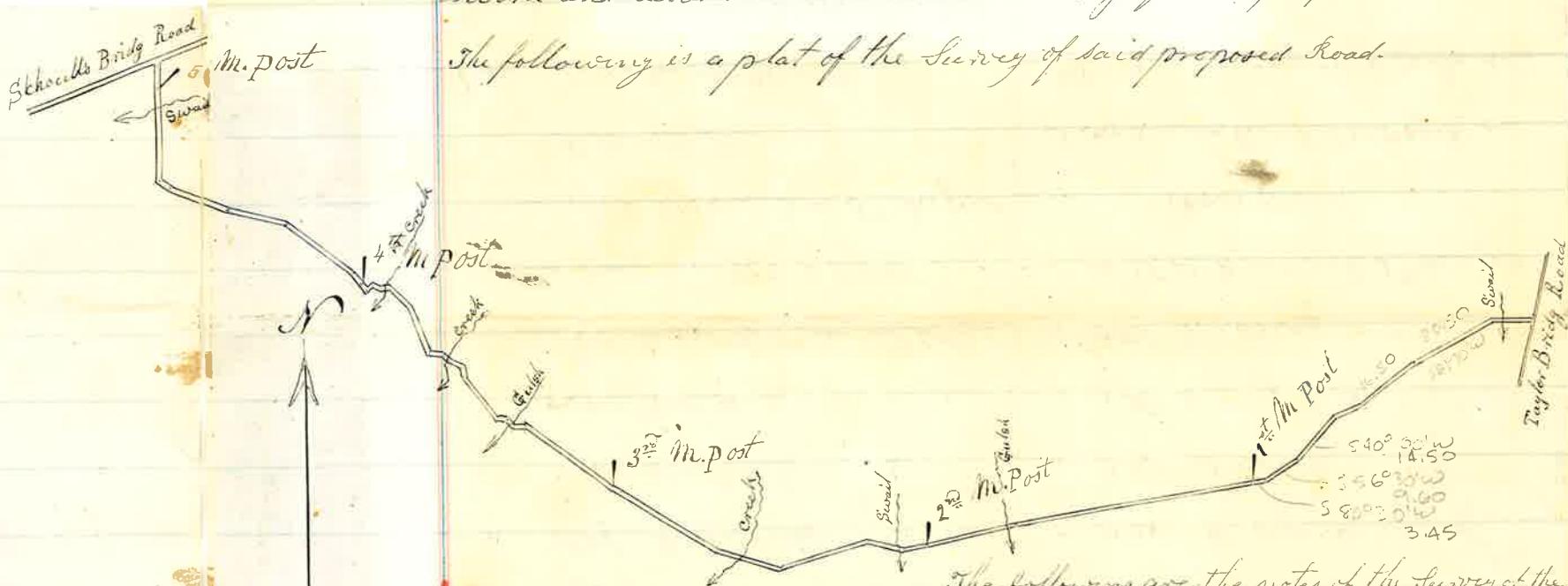
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E Savage  
Crotter

R. Carpenter

State of Oregon  
Washington County { Is.

To the County Court of said County, the undersigned having been appointed at the Feb. Term 1873 of said Court to survey a road for a proposed County Road Commencing at a point in the Taylor Bridge Road in Section 10. T. 2. S. R. 1. W. thence westward to the S. W. corner of the S. E.  $\frac{1}{4}$  of Sec. one in T. 2. S. R. 2. W. thence N. and intersect the Schools Bridge Road. Beg leave to make the following report. We met on the 17<sup>th</sup> day of Feb 1873. and after being duly qualified as the Law directs, Messrs. W. C. Hukkan and Joseph S. Edwards was called and duly sworn and acted as Chancery, and J. D. Bleek was duly sworn and acted as Assessor in the survey of said proposed road. The following is a plot of the Survey of said proposed road.



The following are the notes of the Survey of the above described road. Commencing at a post at the above described point from which a fir 36 inches in diameter bears  $S 78^\circ W 1.14$  links. D. 0.12.  $N 64\frac{1}{2}^\circ W 96$  links. Thence West .9.15 chs to a post.

"  $S 61^\circ 30' W$  20.50 chs. "

"  $S 50^\circ 30' W$  16.50 chs. "

"  $S 66^\circ 15' W$  6.30 chs. "

"  $S 40^\circ 00' W$  14.50 chs to a fir tree.

"  $S 56^\circ 30' W$  9.60 chs. " " "

"  $S 8^\circ 30' W$  3.45 chs to 4th m. post  
from which  
a fir 60 in. dia bears  $S 68^\circ E$  35 links no other tree near.

Notes of the second mile  
Thence  $S 80^\circ 30' W$  57.30 chs to a fir tree  
"  $S 77^\circ W$  22.70 chs to 2<sup>nd</sup> m. post.  
from which  
a fir 18 in. dia bears  $N 27^\circ 30' E$  58 links  
no other tree near.

Thence S 77° W 5.00 chs to a post

" N 78° 30' W 8.50 chs "

" S 74° 30' W 22.50 chs "

" N 77° 30' W 15.00 chs "

" N 59° 00' W 29.00 chs to 3<sup>rd</sup> M. post

From which

A Fir 15 in, dia, bears S 85° W 64 links dist

Do. 20 in, dia, bears N 2° 30' E 8 links

Notes of the 5<sup>th</sup> Mile.

Thence N 35° 15' W 3.91 chs to a post

" N 54° W 20.09 chs "

" N 76° W 14.79 chs "

" N 69° 30' W 15.50 chs "

" N 62° W 3.65 chs to 1/4 Sec post between

Sec 1 and 12 in T. 2. S. R. 2. W.

Thence North 22.06 chs to the 5<sup>th</sup> M. post.

From which

A Fir 12. in, dia, bears S 40° E 54 links dist

Do. 8. in, dia, bears N 14° W 156 links dist.

Notes of the 6<sup>th</sup> Mile

Thence North 5.15 chs to the Schoult's Bridge Road, from which

A Fir 12. in, dia, bears N 69° E 27 links dist. Do. 12. in, dia, bears S 41° W 18 links distant.

In Making the above described Survey care was taken to set the post and mark them, and take bearings, and mark the trees on the line of said road according to Law, the post, and the marked trees on the line are in the middle of said road. The foregoing Plat is made on a scale of 20 chs to the inch.

Said Survey was made with a Magnetic variation of 20° E.

All of which is most respectfully Submitted this 22<sup>nd</sup> day of Feb 1873.

I hereby certify that I was necessarily employed in Surveying & plotting the above described road 4 days & that the work was done according to the Law made & provided in such cases.

W<sup>m</sup> E. Smith

Thence N 54° W 24.30 chs to a post

" N 80° W 2.42 chs "

" N 41° 30' W 1.12 chs "

" N 76° W 2.00 chs "

" N 41° 30' W 12.50 chs "

" N 21° 30' W 2.75 chs to a cedar tree 60 in, dia

" N 69° W 3.87 chs to a post

" N 47° 30' W 00.95 links "

" N 80° W 3.78 chs "

" N 20° 30' W 12.00 chs to cedar tree 30 in, dia

" N 46° W 9.00 chs to a post

" S 80° W 1.69 chs "

" N 56° W 00.96 links "

" S 50° W 1.63 chs "

" N 35° 15' W 1.05 chs to 4<sup>th</sup> Mile post

From which

A Fir 15 in, dia, bears S 75° 30' W 29 links dist

Do. 12. in, dia, bears N 16° E 73 links dist

W<sup>m</sup> E. Smith  
Surveyor.

State of Oregon Ex 1 Page 10 of 28  
Washington County, O.S.

To the Hon. County Court of said County  
We the undersigned hereby certify that we was necessary employed as Chmnman  
and amanian each three days in the Survey of a proposed County Road commencing  
in the Taylor Ferry road in Sec 10 T. 2 S. R. 1 W. thence westward & enter into the School  
ferry road, and that the work was done according to the law made and provided  
in such cases as far as we know. Feb. 19 1873 F. J. Edwards

W. C. Sticklin } Chmnman  
J. D. Miller } Chmnman

State of Oregon  
Washington County } ss.

Ex 1 Page 11 of 28

To the hon<sup>ble</sup> County Court of Said County. We the undersigned  
Road Viewers appointed at the Feb<sup>r</sup> Term 1873 of said Court to  
breewout a rout for a proposed County Road Commenceng at a point  
in the Taylor Bridge Road in Section 10. in T. No. 2. S. R. No. 4. W.  
Thence westward to the S. W. corner of the S. E.  $\frac{1}{4}$  of Sec. One in  
T. 2. S. R. 2. W. thence North and intersect the Schoull Bridge Road.  
Beg leave to make the following report; we met on the 17<sup>th</sup> day of  
Feb<sup>r</sup> according to Order, and after being duly Sworn as the Law directs.  
we proceeded to examin said rout, causeng a correct Survey of the  
Same to be made, and find said rout to be Susceptible of making  
a good road, the ground is very good for a road being quite level, and  
but a very small amount of bridging required to be done in proportion  
to its length, there is no damages claimed on said rout as we know of  
and in our judgment said road will damage no individual through  
whose land the same may run, but rather be a benefit, as there is no  
roads in this Neighbourhood leading E & W. and we think this Road is  
very much needed by said Neighbourhood and also by the Traveling Public  
in going to the County Seat to transact their business. We therefore  
recommend that your hon<sup>ble</sup> body grant the Prayre of the Petitioners, and  
establish the same a County Road, and for further particulars of our  
doings in the premises we respectfully refer your hon<sup>ble</sup> body to the  
Surveyors report and plat of the Survey of said Road herewth attached  
all of which is Most Respectfully Submitted this Feb<sup>r</sup> 19 day 1873.

Erastus Savage  
et S Cnecker  
R V Carpenter

State of Oregon  
Washington County <sup>3</sup> ss

We the undersigned hereby  
certify that we were necessarily employed as  
Viewers on the above described road three days  
each and that the work was done according  
to law as we verily believe

Erastus Savage  
D. J. Crocker  
R. A. Carpenter

State of Oregon } Ex 1 Page 13 of 28  
Washington County } ss.

We R. A. Carpenter, Erastus Savage,  
and A. T. Crocker each speaking for himself, do solemnly swear  
that I will faithfully, impartially and to the best of my ability  
discharge the duty of Road Viewer to help me God.

R. A. Carpenter  
Erastus Savage  
A. T. Crocker

Subscribed and Sworn to before me this 17<sup>th</sup> day of Feb 1873.

Wm. E. Smith

Notary Public

State of Oregon  
Washington County } ss.

I, Wm. E. Smith, do solemnly swear that I will  
faithfully and honestly discharge the duty of Surveyor of Road to the best  
of my ability to help me God.

Wm. E. Smith

Subscribed and Sworn to before me this 17<sup>th</sup> day of Feb 1873.

Erastus Savage  
Justice of the Peace

Repath

Recd a petition  
of  
W. L. McNeer

for a privilege to obtain the services of Section Comr.  
on the 25th day of March 1873

Filed Feb 28, 1873  
W D Pittenger  
County Clerk  
By J. M. Thompson  
deputy

I know all now by these presents that I  
 W. C. Hicklin am held and firmly bound  
 into the County of Washington Cen in the  
 penal sum of One hundred dollars for the  
 payment of which well and truly to be made  
 I bind myself my heirs executors and administrators  
 firmly by these presents

The condition of the above obligation  
 is such that whereas the said W. C. Hicklin  
 has this day filed a petition in the County  
 Court of said County praying for the appoint-  
 ment of viewers and surveyor to view and  
 survey a proposed road as follows to wit  
 Commencing where the North line of J. Bryant's  
 donation claim crosses the Taylor ferry road  
 Sect 10. T. 2. S. R. 1. N. thence as prayed for  
 in petition this day filed.

How of said road shall be established  
 as a public highway then this bond to be void

W. C. Hicklin Cmt

Filed Feb 5 1873  
W. Pittenger —  
County Clerk

To the Honorable County Court of Washington County, State of Oregon. We the undersigned petitioners request the appointment of viewers to locate a County road commencing where the north line of Zephuniah Bryant's donation claim crosses the Taylor ferry road section ten Town 2 S. Range 1 West. And crossing the Miller ferry road one hundred yards south of Angle seven section 17 Town 2 S. R 1 W. Thence to the Southwest corner of Peter Kindt's donation claim, and intersecting the Scholl ferry road at or near the residence of John Wigington, Town 2 S. R 2 West

Names	Names
John H. Gilgarr	A. B. Philpot
J. S. Edwards	J. B. Cates
J. Galvin & Smith	J. A. Gilmore
John S. Smith	J. E. Jacob
Auguste. S. Gross.	Moore. Gardner
J. H. Durfee	W. Schaefer Schmidt
P. S. Howell	James '86 Nelson
J. M. Shaver	Wilson Sigard
W. W. Gardner	Edwin Shaper
J. S. Tunnel	J. D. Fleck
J. L. Hicklin	J. F. Gray
Thomas. C. Stolt	
John. G. Land	
Edward. Ford	

R. A. Carpenter  
Erastus Savage  
A. L. Crocker  
W. E. Smith  
Surveyor

Petition

57-148

filed Feb 5, 1873  
W. D. Mullings  
County Clerk

Notice is here by given to The Honorable  
County Court and commissioners of Washington  
County State of Oregon that we the undersigned  
householders understand that there will  
be a petition presented at your next sitting pray-  
ing the court to establish a road leading  
from Z. Bryant's Donation claim by the  
way of P. Kent's Donation claim and thence  
intersecting the Shull ferry road at or near  
John Wighington's residence now we the  
undersigned pray your honorable body's would  
grant said petition the road and the reasons  
why we the league householders remonstrate  
said road is we consider it impracticable  
and a road of no utility

S. P. Taylor  
M. G. Wills  
James Wiles -  
Somlandes  
John Landess  
J. B. Leinert  
John S. Gray  
R. K. Evans  
John Geener.

B. J. Flint  
John M. Herman  
Julius Wedekind.

John G. Wighington  
Charles Wills  
Fred Davis  
Taylor Bent  
Miss Davis  
Horace G. Davis -  
David Wigginton  
Peter Flint  
C. S. Hummel.

Remonstrance

Ex 1 Page 20 of 28

A-148

Filed Feb 5, 1873

W. D. Pittenger  
County Clerk

Q. 148

Ex 1 Page 21 of 28

State of Oregon }  
Washington County }  
Feb 19 1873

To The County Court of said County

We the undersigned road viewers appointed at the Feb<sup>r</sup> term, 1873 of said Court to view out a route for a proposed County Road commencing at a point in the Taylor Bridge Road in section 10. in T. No. 2. S. R. No. 1. N. thence westward to the S. W. corner of the 8. & 1/4 of Sec. one in T. 2. S. R. 2. W. thence north and intersect the Scholls Bridge Road

Beg leave to make the following report. we met on the 17<sup>th</sup> day of Feb. according to order and after being duly sworn as the law directs, we proceeded to examine said route causing a correct survey of the same to be made and find said route to be susceptible of making a good road. The ground is very good for a road being quite level and but a very small amount of bridging required to be done in proportion to its length. There is no damages claimed on said route as we know of and in our judgement said road will damage no one through whose land the same may run, but rather a benefit, as there is no roads in their neighborhood leading E & W. and we think this Road is very much needed by said neighborhood and also by the traveling Public in going to the County Court to transact their business. We therefore recommend that your hon. body grant the prayer of the petitioners and establish the same a County Road and for further particulars of our doings in the premises we respectfully refer your hon. body to the Surveyors report and plat of the survey of said road herewith attached All of which is most respectfully submitted

This Feb. 19 day 1873

Erastus Savage

A. Crocker

R. Carpenter

State of Oregon 3 Ex 1 Page 22 of 28  
Washington County 22

To The Hon. County Court of said County  
The undersigned having been appointed at the Feb. term  
1873 of said Court to survey a road for a proposed Coun-  
ty Road in Section 10 T. 2. & R. 1. W. thence westward to the  
S. W. corner of S. 8. 1/4 of sect one in T. 2 R. 2 W. thence N. and  
intersect the Scholls Bridge Road. Beg leave to make the following  
report. We met on the 17<sup>th</sup> day of Feb. 1873 and after being duly  
qualified as the law directs. Messrs W. C. Hicklin and Joseph L. Edward  
was called and duly sworn and acted as chancery and J. D. Black  
was duly sworn and acted as witness in the survey of said  
proposed road. The following is a plat of the survey of  
said  
Proposed Road.

A hand-drawn map of a coastal area. At the top left, a line of text reads "Petite Grader Road" with an arrow pointing towards the right. Below this, another line of text reads "5 miles west" with an arrow pointing towards the right. The map shows a coastline with several landmarks. One prominent landmark is a large, irregular shape labeled "Cape" at the top. Below the cape, a line of text reads "4 1/2 miles west" with an arrow pointing towards the right. To the right of the cape, a line of text reads "3 miles west" with an arrow pointing towards the right. Further down the coast, a line of text reads "1 1/2 miles west" with an arrow pointing towards the right. To the right of the coast, there is a small, irregular shape labeled "island" with an arrow pointing towards the right. Below the coast, there is a line of text that appears to read "Red Rock" with an arrow pointing towards the right. At the bottom right, there is a line of text that appears to read "Wynne Beach area" with an arrow pointing towards the right. The map is drawn with simple lines and arrows, indicating distances and directions from various points of interest.

magnetic variation 20° E.

The following are the notes of the survey of the above described Road, commencing at a post at the above described point from which a Fir 30 inches in diameter bears  $5^{\circ} 78'$  W. 1/4 links Do. 12. N. 6 4/5 W. 96 chs. Thence

Thence west 9.15 chs to a post

..  $S 61^{\circ} 30' W$  20.30 chs. ..

..  $S 30^{\circ} 30' W$  16.50 chs. ..

..  $S 66^{\circ} 15' W$  6.30 chs. ..

..  $S 40^{\circ} 00' W$  14.50 chs. to a fir tree

..  $S 8^{\circ} 30' W$  3.45 chs to 1. m. post

From which a fir 60 in. dia. bears  $5^{\circ} 68' S. 35'$  no other tree near

Notes of the 2nd mile

Thence  $S 30^{\circ} 30' W$  57.30 chs to a fir tree

..  $S 17^{\circ} 30' W$  22.50 chs to 2<sup>nd</sup> mile post

From which a fir tree 18 in. dia bears  $N 23^{\circ} 30' E$  3-8 links no other tree near

Notes of the 3<sup>rd</sup> mile

Thence  $S 77^{\circ} W$  5.00 chs. to a post

..  $N. 78^{\circ} 30' W$  8.50 chs. ..

..  $N. 74^{\circ} 34' W$  22.50 chs. ..

..  $N. 77^{\circ} 30' W$  15.00 chs. ..

..  $N 5^{\circ} 00' W$  29.00 chs. to 3 mile post From which

A fir 15 in dia bears  $S 85^{\circ} W 64$  <sup>links</sup> ~~links~~ dist.

To 20 in. dia bears  $N. 2^{\circ} 30' E$  8 links

Notes of the 4<sup>th</sup> mile

Thence  $N 34^{\circ} W$  24.30 chs. to a post

..  $N 80^{\circ} W$  24.2 chs. ..

..  $N 41^{\circ} 30' W$  1.12 chs. ..

..  $N 16^{\circ} W$  2.00 chs. ..

..  $N 41^{\circ} 30' W$  12.50 chs. ..

..  $N 21^{\circ} 30' W$  22.5 chs. to a fir tree 60 in dia.

..  $N 69^{\circ} W$  9.87 chs. to a post

58° W 1.69 chs Ex 1 Page 24 of 28

N 58° N 0.96 links ..

S 50° W 1.63 chs ..

.. N 35° 15' W 1.05 chs to 4 mile post from which a  
fir 12 in. dia. bears ~~N 76° 12' 29~~ links dist

Do. 12 in dia bears N 16° E 1.3 links dist

Notes of the 5<sup>th</sup> mile

Thence N 35° 15' W 3.91 chs. to a post

.. N 54° W 20.07 chs. .. ..

.. N 76° W 14.29 chs. .. ..

.. N 69° 30' W 15.50 chs. .. ..

.. N 62° W 3.65 to  $\frac{1}{4}$  sec. post between sect 1 and 12

in T. 2. S R. 2 W Thence north 22.06 chs. to the 5<sup>th</sup> m. post

From which a Fir 12 in dia bears  $\Delta 40^{\circ} 6' 34$  chs dist

Do. 8 in dia bears N 14° W 13.5 links dist

Notes of the 6<sup>th</sup> mile

Thence north 5:15 chs to the School's Bridge road from which  
a Fir 12 in dia bears N 59° E 27 links dist Do. 12 in dia bears  
S 41 W 18 links distant

In making the above described Survey care was taken to  
set the post and mark them and take bearings and  
mark the trees on the line of said road according to Law  
the post and marked trees on the line are in the middle  
of said road The foregoing Plat is made on a scale of 200  
to the inch. Said Survey was made with a  
of 20° E. All of which is most respectfully submitted  
this 22<sup>nd</sup> day of Feb. 1873

Wm. B. Smith

Surveyor

Filed February 28<sup>th</sup> 1873 and Recorded March 26<sup>th</sup>  
A.D. 1873.

W. B. Pittenger County Clerk  
By D. Merriman  
Deputy

## COMMISSIONERS

## JOURNAL

## BOOK

## III

No 418  
" 419  
" 420  
" 421  
" 422  
" 423  
" 424

No. 21 for past year \$30.00  
" 19 " " 16.00  
" 18 " " 66.00  
" 17 " " 28.00  
" 16 " " 34.00  
" 14 " " 84.00  
for bridges 19.12

A-14612 In the matter of the report of the viewers of the proposed County road commencing at Cemetery near Jolley's thence to Jolley Mill, thence in a southerly direction till it intersects the County road leading from Hillsboro to Worthy bridge, at Johnson's burnt premises

Report of viewers read first

time and laid over till to-morrow.

A-146 In the matter of the report of the viewers of the proposed County road passing the Gakin house running West till it intersects the proposed road from Jolley Mill to Johnson's burnt premises

Report of viewers read first

time and laid over till to-morrow.

It is ordered that Court adjourn until tomorrow morning at 9 o'clock A. M.

John Humphrey  
County Judge

Thursday Morning Feb 6<sup>th</sup> 1875  
Court met pursuant to adjournment same officers present as on yesterday when the following was laid to wait:

The Reports of the Supervisors of Road Dist. Nos. 6. 10. 2. 1. 22. 3. 27. examined and approved.

No 435

It appearing to the Court from satisfactory evidence that H. C. McFee has furnished on the order of the Supervisor of Road Dist. No. 5 that H. C. McFee has furnished for the County bridge across the Tualatin River near the house of H. Jackson 7144 feet of lumber of the required length, width and thickness, and that said lumber is properly fastened on said bridge it is therefore ordered by the Court that an order be drawn on the Treasurer in favor of H. C. McFee for 7144 feet of bridge lumber at \$ per ft. \$57.15

It is ordered by the Court that orders be drawn on the County Treasurer as follows to wit:

No. 436	C. Savage	for 33 lbs spikes for bridge	\$3.25
" 437	C. S. Campbell	Supervisor of road Dist. No. 27, for past year	15.00
" 438	S. J. Stott	" " " " 6 " " " 2.00	
" 429	Thos. Tucker	" " " " 11 " " " 14.00	
" 430	D. G. Olds	" " " " 21 " " " 36.00	
" 431	G. C. Day	" " " " 1 " " " 10.00	
" 432	J. McWhite	" " " " 20 " " " 10.00	
" 433	Washington Kellor	" " " " 3 " " " 34.00	

The Reports of Supervisors of Road Dist. Nos. 20. 5. 25. 13 examined and approved.

No 434

It is ordered by the Court that orders be drawn on the Treasurer of said County as follows to wit:  
A. C. Richardson Supervisor of Road Dist. No. 5 for last year \$22.00  
H. C. Hyde " " " " 20 " " " 66.00

CR A-148

In the matter of the application of W. C. Nicklin and others for the appointment of viewers and surveyor to view and survey a proposed County Road as follows: Commencing where the north line of J. Bryant's donation claim crosses the Taylor Ferry road thence as prayed for in petition now on file

W. C. Nicklin having

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CR A-148

filed a petition in this Court signed by 21 ~~householders~~ <sup>legat voters</sup>, and a remonstrance also having been filed in this matter, and there being a greater number of persons having signed the Petition than the remonstrance, and said petition praying for the appointment of viewers and Surveyor to view and survey a proposed County Road as follows to wit: Commencing where the north line of R. B. 4th east donation crosses the Taylor Ferry road Sect 10 T. 2 S. R. 1 W. and crossing the Miller Ferry road ~~on boundaries~~ <sup>outwards</sup> ~~yards~~ <sup>feet</sup> south of angle seven Section 17 T. 2 S. R. 1 W. thence to the Southwest corner of Peter Kindt's donation claim and intersecting the Scholl Ferry road abt or near the residence of John Washington T. 2 S. R. 1 W. And it appearing to the Court that the requisite Notices of this proceeding have been given more than 30 days before the filing of said petition. It is therefore ordered by the Court that R. A. Carpenter, Ernest Savage and W. J. Crocker, be appointed viewers and William C. Smith Surveyor of said proposed road, and that they meet for that purpose on Monday Feb 17<sup>th</sup> A.D. 1873 or within 5 days thereafter and of their doing make due return to this Court as by law required.

In the matter of the application of W. M. Tizard for the appointment of viewers and Surveyor to view and Survey a proposed County road Commencing in Scholl bridge road on the claim line between Miller Smith and Frank and William Davis thence as prayed for in said Petition.

Wilson M. Tizard having filed a petition in this Court praying for the appointment of viewers and Surveyor to view and Survey a proposed County road as follows to wit Commencing in the Scholl bridge road on the claim line between the claims of Miller Smith and Frank, and William Davis to the most practicable point on the East side of the road, from thence to James Nelson, from thence to Taylor bridge road in Poll put to gap, from thence along said road to the Section line between Sections 10 and 3 in T. 2 S. R. 1 W. from thence along said line as near as practicable until connected with the Willamette and Oregon City road South of Hens Mill, and the said petition having been signed by at least 12 householders living in the vicinity of the road and it appearing to the Court from satisfactory evidence that the requisite notices of this proceeding have been given more than 30 days before the first day of this term of this Court. It is therefore ordered that Peter Kindt, Miles Davis and Sol Richardson be and they are hereby appointed

## COMMISSIONERS

A-147

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III

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beginning of said proposed road of viewing and Surveying 19<sup>th</sup> A.D. 1873 or within 5 days thereafter make due return to Court that the boundaries of road Nos 15, 16 & 13 W. as follows to wit

No. 15  
Commencing where the west line of Sect 3. Town 1. South Range 2. Meets crosses Rock Creek thence down said Rock Creek to Tualatin River, thence up Tualatin River to the mouth of Dairy Creek, thence up Dairy Creek to McWay Creek, thence up McWay Creek to a point due West of North line of the donation claim of C. D. Wilcox, thence East to and along the said North line of the claim of C. D. Wilcox and North line of the claim of W. P. Baldwin to the N. E. corner of said claim thence S. to Sect line, thence E. to W. line of C. Constable donation claim, thence South to the said West line to the N. W. corner of the original donation claim of Walter Pomeroy, thence S. to S. E. corner of the donation claim of Henry Sewell, thence West to the N. E. line of said Sewell claim to the N. E. line of the donation claim of J. D. Griffin, thence S. to the N. E. line of the donation claim of Richard Williams thence West to the S. line of the donation land claim of Walter Pomeroy to the N. line of the claim Young claim, thence S. on said N. line to the S. W. corner of said claim, thence E. to place of beginning.

No. 16  
Commencing at a point on McWay Creek due west of the North line of the donation claim of C. D. Wilcox, thence due to N. E. corner of donation claim of W. P. Baldwin, thence <sup>super line</sup> North to S. W. corner of the donation claim of Thos. Ochiai, thence S. on the N. line of said claim to the N. W. corner thereof thence East to Section line, thence North to County line, thence West along the County line to the Township line between Towns 3 N. 2 and 3 West thence South on said line to McWay Creek, thence down said creek to the place of beginning.

No. 13  
Commences at S. W. corner Sect 2, T. 1 S. R. 1 W. thence South to William Lockman's North line, thence West to the East line of the W. P. Watson claim, thence North and West to the N. W. corner of the W. P. Watson line to Lawrence Mull's line, thence to S. E. with said Watson's line to Lawrence Mull's line, thence to S. E.

be and he is hereby allowed the sum of ~~150~~ ~~one hundred and fifty~~ dollars  
1st day of February 1873, for the use and maintenance of  
Baker and that he be allowed that sum per month until  
further order of this Court, and it is further ordered by the Court  
that J. A. Bailey M. D. be allowed the sum of ~~thirty~~ dollars  
for his services to this date.

It is ordered by the Court that orders be drawn on the  
County Treasurer as follows to-wit:

No 463 J. H. Barrett maintenance of Geo H. Baker a physician for Feb. \$30.00  
" 461 J. A. Bailey medicine and attendance " " to date 34.00

Road Dist. No 30 It is ordered by the Court that Henry C. Randall be and he hereby is  
appointed Supervisor of Road Dist. No. 30, for the ensuing year.

Road Dist. No 11 It is ordered by the Court that Thomas Stewart be and he hereby is  
appointed Supervisor of Road Dist. No. 11, for the ensuing year.

It is ordered by the Court that orders be drawn on the  
Treasurer as follows to-wit:

A-146 1/2	465	S. H. Elliott	viewer & dep on roads	4.00
A-146 1/2	466	P. M. Jackson	" " "	4.00
"	467	H. C. Smith	" " "	4.00
"	468	H. C. Smith	Surveyor 3	9.00
"	469	J. H. Bryson	Chairman 2	4.00
"	470	J. C. Lohr	" " "	4.00
"	471	J. S. Griffin	Apptant " " "	4.00

In the matter of seating the  
Court Room in New Court House

It is ordered by the Court that  
seated proposals be received by the County Clerk until 11 O'clock  
A.M. of Wednesday March 5th A.D. 1873, for seating and  
making judges stand in New Court House, and it is  
further ordered that notice of this matter be published  
in the Weekly Oregon and Weekly Herald papers published  
in the City of Portland Oregon.

It is ordered that Court adjourn until the  
next regular term in course

The Humphreys  
County Judge

County Court of the State of Oregon, for Washington County, March  
Term A.D. 1873

At a regular term of the County Court of the State  
of Oregon, for Washington County began and held at Hillsboro  
on Wednesday March 5th A.D. 1873. Present Hon. Thomas  
D. Humphreys County Judge, Samuel J. Stott County Commissioner  
D. D. Fletcher County Clerk by J. D. McMinn Deputy and  
Chas. T. Dooley Sheriff, when the following proceedings were  
had to-wit:

And now at this day comes Curtis Dooley who was heretofore  
appointed Supervisor of Road District No 18 and asks to be  
relieved from serving as said Supervisor, and it appearing to  
the Court that it will be great injury to the business of said  
Dooley. It is therefore ordered by the Court that said Dooley and  
he hereby is excused from serving as said Supervisor.

Road Dist. No 18 It is ordered by the Court, that Albert Stewart be and he hereby is  
appointed Supervisor of road District No 18 for the ensuing year.

And now at this day comes Henry Black who was heretofore appoin-  
ted Supervisor of Road District No 19 and asks to be relieved  
from serving as said Supervisor. And it appearing to the Court  
by satisfactory evidence that said Henry Black is making  
arrangements to leave this County for his health. It is  
therefore ordered by the Court that said Henry Black be and  
he hereby is excused from serving as said Supervisor.

Road Dist. No 19

It is ordered by the Court, that John R. Porter be and he  
hereby is appointed Supervisor of Road District No 19, for the ensuing  
year.

A-147

In the matter of the proposed County  
road on petition of W. M. Segard  
commencing on Ichalls bridge road  
in the claim line between Miller Smith  
and Frank and William Davis, thence  
as prayed for in petition.

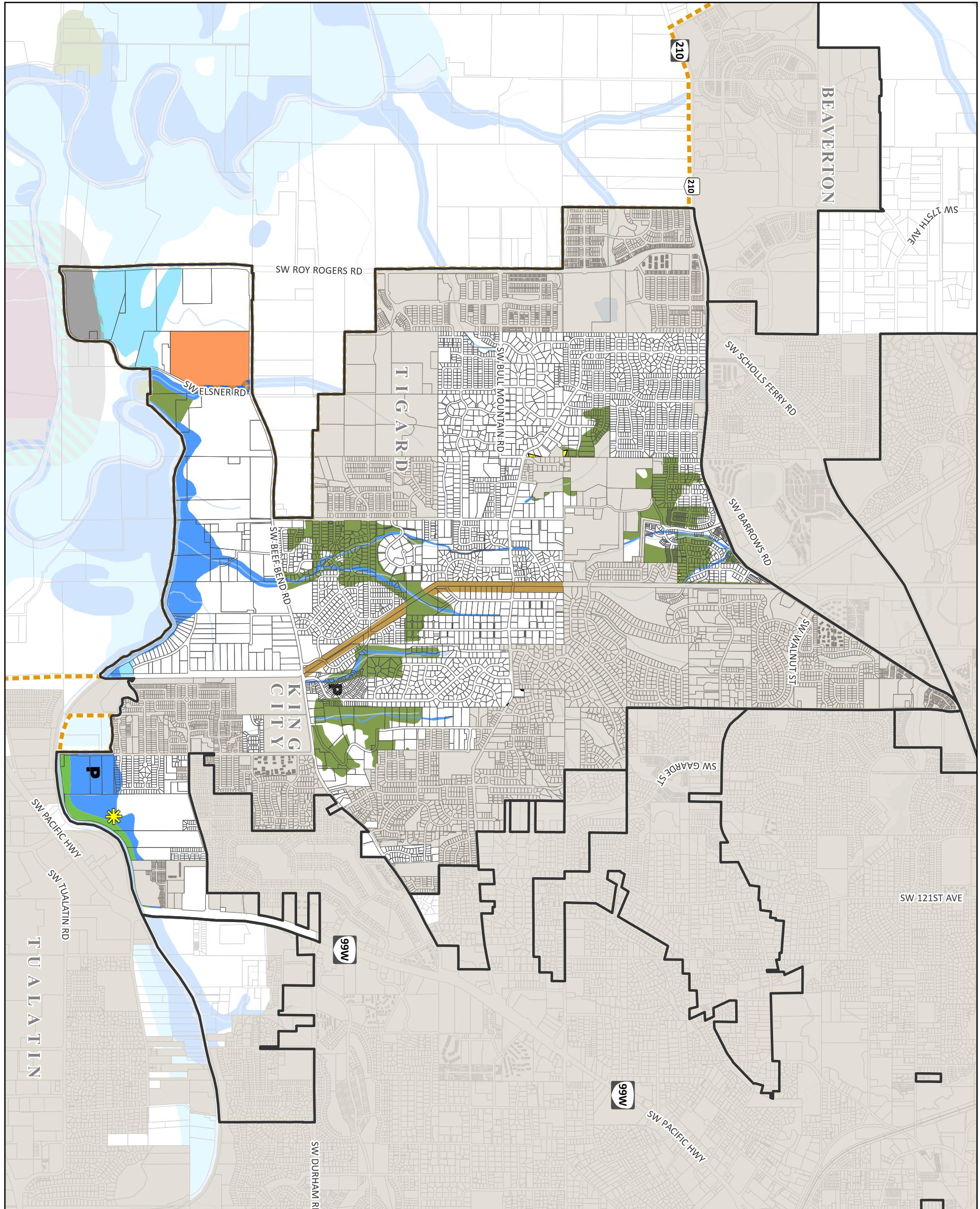
Report of the viewers in  
this matter read first time and laid over until tomorrow.

CR A-148

In the matter of the application of  
W. L. Nicklin and others for a proposed  
County road commencing where the back  
line of J. Bryant's donation claim crosses the  
Taylor line road, thence as prayed for in petition.

Report of the viewers

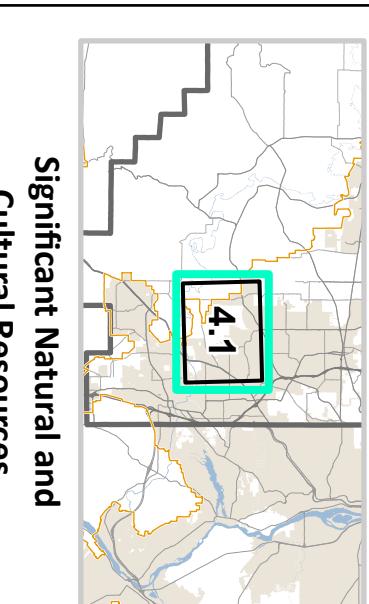




WASHINGTON COUNTY

## Bull Mountain Community Plan

Map 4.1



### Significant Natural and Cultural Resources

**Historic and Cultural Resource Overlay District** - Resources described in the Washington County Cultural Resources Inventory, including structures, objects and buildings. Historic buildings and sites are protected by regulations in the County's Historic and Cultural Resource Overlay District.



Scenic Feature

- Land forms, vegetation or water courses with

aesthetic

value

to the

surrounding

area.



Scenic View

- Viewpoints providing a vista of the

Tualatin

Valley, the Cascade Mountains, or other scenic feature.



Valley

the

Fascade

Mountains

, or other

scenic

feature.



Potential Park/Open Space/Recreation Area (A-G)



Park Deficient

- Area more than 1/2 mile from a park site or a

public

school

playground



Water Area and Wetlands

- 100-year flood plain, drainage

hazard

areas

and

ponds

, except those already developed.



Water Area/Wetland

and

Fish/Wildlife Habitat

- Water areas

and

wetlands

that are also

fish

and

wildlife

habitat.



Open Space

- Existing parks, recreation sites, golf courses,

bicycle

pathways,

cemeteries,

school

playgrounds,

powerline

rights-of-ways,

and

future

park

sites

owned

by the

Tualatin

Hills

Park

and

Recreation

District.



Wildlife Habitat

- Sensitive habitats identified by the Oregon

Department

of

Fish

and

Wildlife

, the

Audubon

Society

Urban

Wildlife

Habitat

, and

forested

areas

coincident

with

water

areas

and

wetlands.



Significant Natural Area

- Sites of special importance, in their

natural

condition,

for their

ecologic

, scientific

, and

educational

value.



Resource Overlay

- Mineral and Aggregate Areas

District A

District B

Community Plan Boundary

Urban Growth Boundary

County Boundary

Incorporated Area



Taxlots



1

inch

equals

2,000

feet\*

0

1000

2000

Feet

\* Printing map at a size other than 11 x 17 will affect stated scale.



Department of Land Use & Transportation  
Planning and Development Services Division

## SUBMITTAL REQUIREMENTS FOR SECTION: 422 SIGNIFICANT NATURAL RESOURCES

At a minimum the following information is required to address Section 422:

- Prior to submitting a development application check with Land Development Services staff in order to determine the applicability of Section 422.
- When development is proposed within 250 feet of the location of areas identified on the Community Plan or Rural/Natural Resources Plan as Significant Natural Resources, the applicant shall:

Provide evidence that the resource is not on the subject property. Evidence may constitute photos showing the natural resource is not on the subject site or other material determined by the Director to be adequate.

OR

Address Section 422 as outlined below.

- Delineation of the boundary of the resource must be established by a professional or team of professionals qualified to address different characteristics of the natural resource.
- A wetland/wildlife habitat report shall be prepared which includes:

1. A site plan of the subject parcel. The site plan shall include the actual boundary of the significant natural resource boundary as shown on the applicable community plan or the Rural/Natural Resource Plan and the actual boundary of the resource based on a field investigation.
2. A general topographic map of the site.
3. A soil map.
4. When there is resource overlap, a separate wetland delineation shall be required for wetlands.
5. When there is a Water Areas and Wetlands designation, the riparian area, if any, shall be delineated pursuant to Code Section 106-185 in addition to a wetland delineation. Note that the Riparian Zone, as defined by the Code, is adjacent to a channel. Wetlands that are not contiguous to channels designated as a resource are generally not subject to Section 422.
6. Determine the extent and type of plant and wildlife species located in the natural resource area.
7. Wildlife habitat shall be assessed using professionally recognized methodology which numerically rates different habitat values, such as that developed for the City of Portland's Goal 5 Inventory or the Wildlife Habitat Assessment originally developed for the City of Beaverton.
8. An assessment of the proposed development's impact to the identified habitats in the natural resource area, if any.
9. Recommended measures to mitigate the proposed development's impact, if any, to the natural resource area. Mitigation measures are defined in Code Section 106-129.
10. Findings and conclusions in the wetland/wildlife habitat report which address Code Section 422-3.1 and any other applicable requirement of Section 422.

## Ronnie Smith

---

**From:** Nicole <nicoles.meyer.7@gmail.com>  
**Sent:** Monday, January 08, 2024 6:52 PM  
**To:** Ronnie Smith  
**Subject:** Annexation Hearing Public Testimony

I'm submitting comments for the record regarding **Public Hearing for LU # 23-08; Ordinance 2023-06**. There was a continuation of the public comment period from the 12/20/23 hearing. There is some conflicting information as to whether the deadline for the continuation is 1/9/24 at 5 PM or continued to include the hearing on 1/17/24.

My objections continue to be based on the lack of a full slate of planning commissioners as mandated by King City Municipal Code and other procedural problems that have tainted the entire land use planning process.

I'm also objecting to the concept of using ROW for the cherry stemming proposed in this annexation ordinance. The concept of using air or an intangible such as an agreement to connect a city seems like a trick someone made up and got away with once and now everyone points to it as a standard, so I object.

The following question was asked regarding surveys of roads. How do counties generally view the underlying land of a County Road? I'm curious about Beef Bend in Washington County. 1873 road packet of Market Road A-148 called for the petition to create a proposed County Road. Do counties view the Road as more of a fee simple or as public easement over the right-of-way, or as something else? Most current deeds go to centerline of the road. Is there somewhere I should be looking this up.

Both Clackamas County and Washington County acquire an easement for public use and typically the ownership is to the center of the road. The tax assessor does not charge taxes for the portion where the road is. Also even if the deed only calls to the right-of-way line the ownership is still to the centerline. Many case law on that subject in Oregon. It's rare the counties buy by fee title, only ODOT does that and they call it a donation rather than a dedicated which indicates an easement. Hope that helps.

I also raise the issue of annexation for properties immediately adjacent to or potentially impacted by Meyer's Riverside Airpark. An airport overlay has not been created and informed will not be created until the airpark is annexed. With this in mind, any development of adjacent annexed properties should take this into consideration.

Nicole Meyer  
16950 SW Meyer Lane  
Tigard, OR 97224

**Ronnie Smith**

---

**From:** Ronnie Smith  
**Sent:** Monday, January 08, 2024 12:52 PM  
**To:** Peter Watts; Michael Weston; Maxwell Carter; Keith Liden  
**Subject:** Fwd: Annexation Hearing Public Testimony

Sent from my iPhone

Begin forwarded message:

**From:** Mike Meyer <[mjmyaire@aol.com](mailto:mjmyaire@aol.com)>  
**Date:** January 5, 2024 at 4:58:53 PM PST  
**To:** Ronnie Smith <[rsmith@ci.king-city.or.us](mailto:rsmith@ci.king-city.or.us)>  
**Cc:** Meyer <[mjmyaire@aol.com](mailto:mjmyaire@aol.com)>  
**Subject:** Annexation Hearing Public Testimony

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Mike Meyer  
16950 SW Meyer Lane  
Tigard, OR 97224  
503-330-3182

Exhibit P-CC-2

12/20/2023

TO King City Council  
FROM: GRETCHEN BUEHNER  
RE: ANNEXATION

City Councilors:

I am not testifying in my capacity as a Planning Commissioner, but in my individual capacity and as a former city councilor.

I am testifying in favor of the proposed annexation of approximately 216 acres in the Kingston area into the City. It is critical to annex the relevant areas to begin the development process visualized in the Master Plan.

King City started this process more than 7 years ago with the development of the Concept Plan METRO required a concept plan to support the application to expand King City's urban growth boundary (UGB). King City was completely built out and needed the expansion to meet long term housing goals for the metropolitan region. Based upon the Concept Plan, METRO approved the UGB expansion.

Then the City began the Master Plan process. It took longer than anticipated because of COVID and the City's decision to revisit the Transportation Plan related to Fisher Road. The Master Plan was approved earlier in 2023..

This annexation is the first of many in the future needed for the implementation of the Master Plan.

To Ronnie

I COULDNT STAY LATE ENOUGH  
LAST NIGHT



# City of King City

15300 S.W. 116th Avenue, King City, Oregon 97224-2693  
 Phone: (503) 639-4082 • FAX: (503) 639-3771  
[www.ci.king-city.or.us](http://www.ci.king-city.or.us)

*CC*  
**PLANNING COMMISSION HEARING/COMMENT REGISTRATION FORM**

The City of King City encourages all citizens to express their views to their city leaders respectfully and appropriately. If you wish to speak before the City Planning Commission, fill out this, and once your number is called, hand this form and any documents to the City Clerk. Note that this Registration card becomes part of the public record once submitted to the City Clerk.

**Case Number: LU # 23-09; Ordinance 2023-07 and LU # 23-08; Ordinance 2023-06 - Date of Public Hearing December 6, 2023**

*70*

*Name (Last and First):	Organization (if any):
<i>Meyer Muehler</i>	
*Email Address	*Home Address
<i>Mjmeyer@rcn.com</i>	<i>16950 SW Meyer Lane</i>

You are Speaking...

- in Support
- in Opposition
- From a Neutral Position
- To ask a Question

COMMENTS:

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Would you like to receive City Council Notice and Agenda? Circle one Yes No

\*required fields

# EXHIBIT G

Public Agency Notice



# City of King City

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Phone: (503) 639-4082 • FAX: (503) 639-3771  
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## NOTICE OF DECISION

January 25, 2024

To Whom It May Concern:

The King City - CITY COUNCIL has APPROVED ORDINANCE 2023-06, An Ordinance annexing a certain tract of land into the City limits of King City and Clean Water Services and withdrawing the tract from the territory of Washington County Urban Roads Maintenance District, Washington County Enhanced Sheriff's Patrol District, and to Change the Zoning Designations from Washington County Future Development, 20 acres to King City Zone(s), Main Street/Town Center, Beef Bend Neighborhood, and Central Neighborhood. The Council held a public hearing on December 20, 2023, and approved an Ordinance that constitutes the City's final decision on January 17, 2024. Pursuant to ORS 199.510(2)(c), the property is also being annexed into the boundaries of Clean Water Services for the provision of sanitary sewer, storm and surface water management.

The annexation map is attached.

The King City - CITY COUNCIL has APPROVED ORDINANCE 2023-07, An Ordinance adopting the Local Wetlands Inventory and Wetland Assessment for Kingston Terrace West and Incorporating them into the Comprehensive Plan for the City of King City, Oregon. The Council held a public hearing on December 20, 2023, and approved an Ordinance that constitutes the City's final decision on January 17, 2024.

The Locally Significant Wetland Inventory and the Local Wetland Inventory maps are attached.

The City Council's decision may be appealed up to 21 calendar days after the date of this notice to the State of Oregon Land Use Board of Appeals pursuant to ORS 197.805 through ORS 197.860.

DLCD File #: 005-23

The complete case file is available for review through the City Recorder (King City City Hall – 15300 SW 116<sup>th</sup> Avenue – King City, OR 97224). Hours of operation are 8:00 a.m. to 5:00 p.m., Monday through Friday, except for holidays. For more information about the project, please contact Ronnie Smith at 503-639-4082 or [rsmith@ci.king-city.or.us](mailto:rsmith@ci.king-city.or.us).

Sincerely,

Ronnie Smith, City Recorder  
cc: Project File

## Agency Notice

TO: Appropriate Public Agency  
FROM: Max Carter, City Planner  
CCL Michael Weston, City Manager – Ronnie Smith City Recorder  
SUBJECT: Annexation of King City Town Center Area and Adoption of LWI  
DATE: January 24th, 2024

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### GENERAL INFORMATION:

**ON JANUARY 17<sup>TH</sup>, 2024, THE CITY COUNCIL OF THE CITY OF KING CITY VOTED UNANIMOUSLY TO APPROVE TWO ORDINANCES THAT PERTAIN TO SIGNIFICANT MODIFICATIONS TO SERVICE BOUNDARIES, GOVERNMENTAL, AND NON-GOVERNMENTAL AGENCIES ASSOCIATED WITH KING CITY. AN ANNEXATION TO THE CITY OF KING CITY AS WELL AS THE ADOPTION OF THE LOCAL WETLAND INVENTORY FOR KINGSTON TERRACE WEST ENCOMPASSING THE LAND TO BE ANNEXED.**

**THIS LETTER SERVES AS OFFICIAL NOTICE TO ASSOCIATED AGENCIES. THE DETAILS PERTAINING TO THE TWO ORDINANCES OF SUBJECT ARE AS FOLLOWS:**

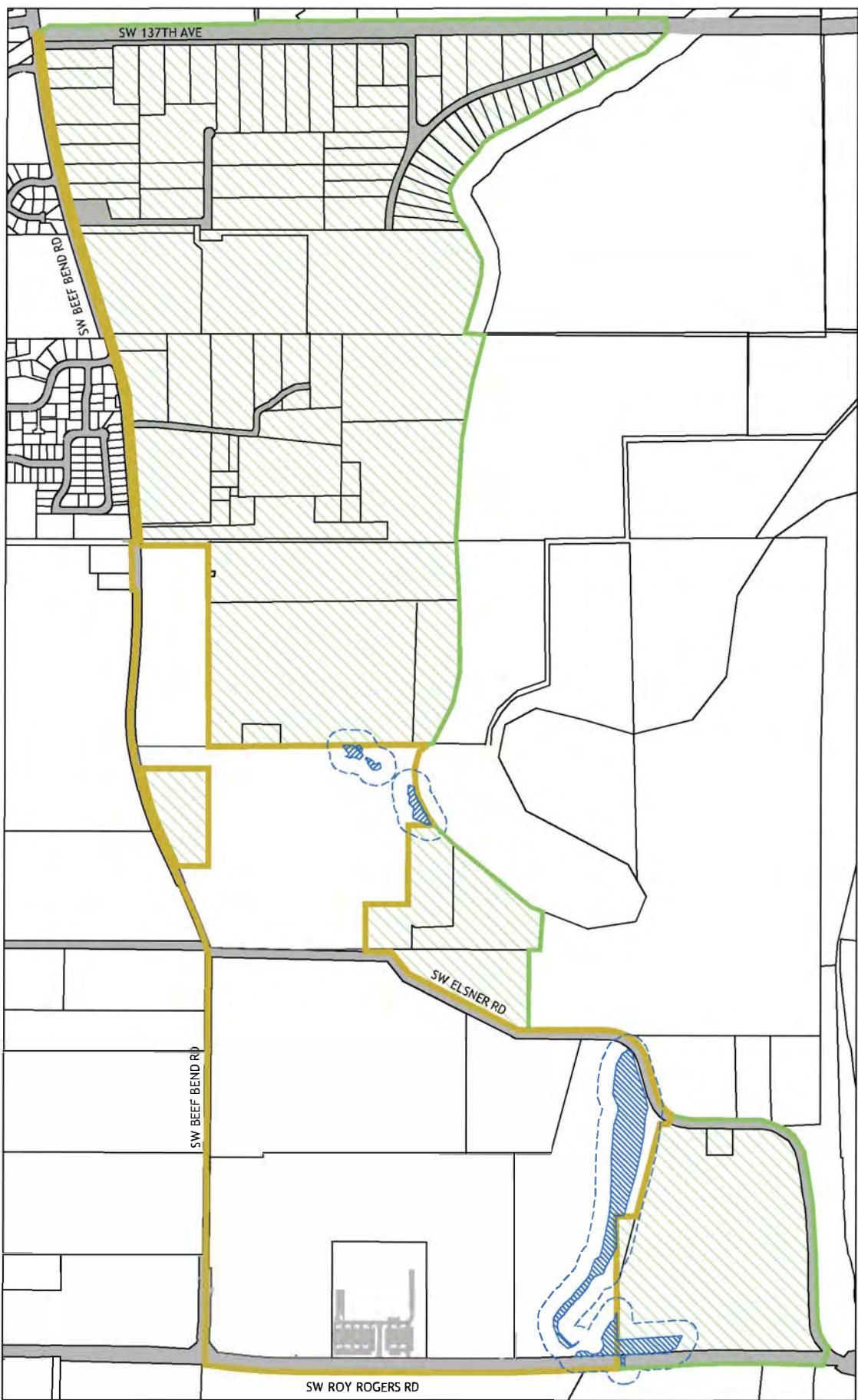
### LWI ADOPTION

**ORDINANCE # 0-2023-07**

**LU# 23-09**

**THIS LOCAL WETLAND INVENTORY SERVES KINGSTON TERRACE WEST, IDENTIFYING LOCALLY SIGNIFICANT WETLANDS IN AREAS TO BE ANNEXED TO SERVE THE REGULATORY AND PROTECTIVE PURPOSES. THIS LWI ADOPTION ENCOMPASSES THE LAND TO BE ANNEXED AND CONSISTS OF AN OFWAM REPORT AND WETLAND DELINEATION PERFORMED BY SWCA ENVIRONMENTAL CONSULTANTS. THE LWI HAS BEEN APPROVED BY THE OREGON DEPARTMENT OF STATE LANDS, AND HAS ALSO BEEN SUBMITTED AND REVIEWED BY THE DEPARTMENT OF LANDS AND CONSERVATION AND DEVELOPMENT. A MAP INDICATING THE LOCALLY SIGNIFICANT WETLANDS IS ILLUSTRATED IN THE FOLLOWING PAGE.**

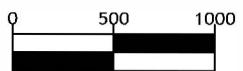
**Figure 16.114-10 Kingston Terrace District Locally Significant Wetland Resource Map**  
November 29, 2023



Disclaimer: Compliance with state and federal wetland regulations for all wetlands, mapped or unmapped, remains the legal responsibility of the landowner. This map does not include other natural resources.



SCALE



# KINGSTON TERRACE TOWN CENTER

## Local Wetland Inventory map

WETLAND  
DELINEATION  
OVERALL  
MAP

PROJECT NO.: 148-001  
TYPE: PLANNING  
REVIEWED BY: PRE

1 INDEX

### SHEET 1E MATCHLINE



"INFORMATION SHOWN ON THIS MAP IS FOR PLANNING PURPOSES, REPRESENTS THE CONDITIONS THAT EXIST AT THE MAP DATE, AND IS SUBJECT TO CHANGE. THE LOCATION AND EXTENT OF WETLANDS AND OTHER WATERS SHOWN IN THIS LWI WERE DELINEATED IN SEPARATE DSL-APPROVED REPORTS. FOLLOWING THIS PERIOD, UNMAPPED WETLANDS AND OTHER WATERS MAY BE PRESENT WITHIN THE LWI STUDY AREA THAT ARE SUBJECT TO REGULATION. A CURRENT OREGON DEPARTMENT OF STATE LANDS-APPROVED WETLAND DELINEATION IS REQUIRED FOR STATE REMOVAL-FILL PERMITS. YOU ARE ADVISED TO CONTACT THE DEPARTMENT OF STATE LANDS AND THE U.S. ARMY CORPS OF ENGINEERS WITH ANY REGULATORY QUESTIONS."

WETLAND AND WATER BOUNDARIES AND SAMPLE PLOT LOCATIONS PROFESSIONALLY LAND SURVEYED BY  
PACIFIC COMMUNITY DESIGN, HORIZONTAL ACCURACY  
+/- 0.1 FOOT. EXCEPT FOR WD2017-0006  
ROCK CREEK-TUALATIN RIVER HUC 12 WATERSHED

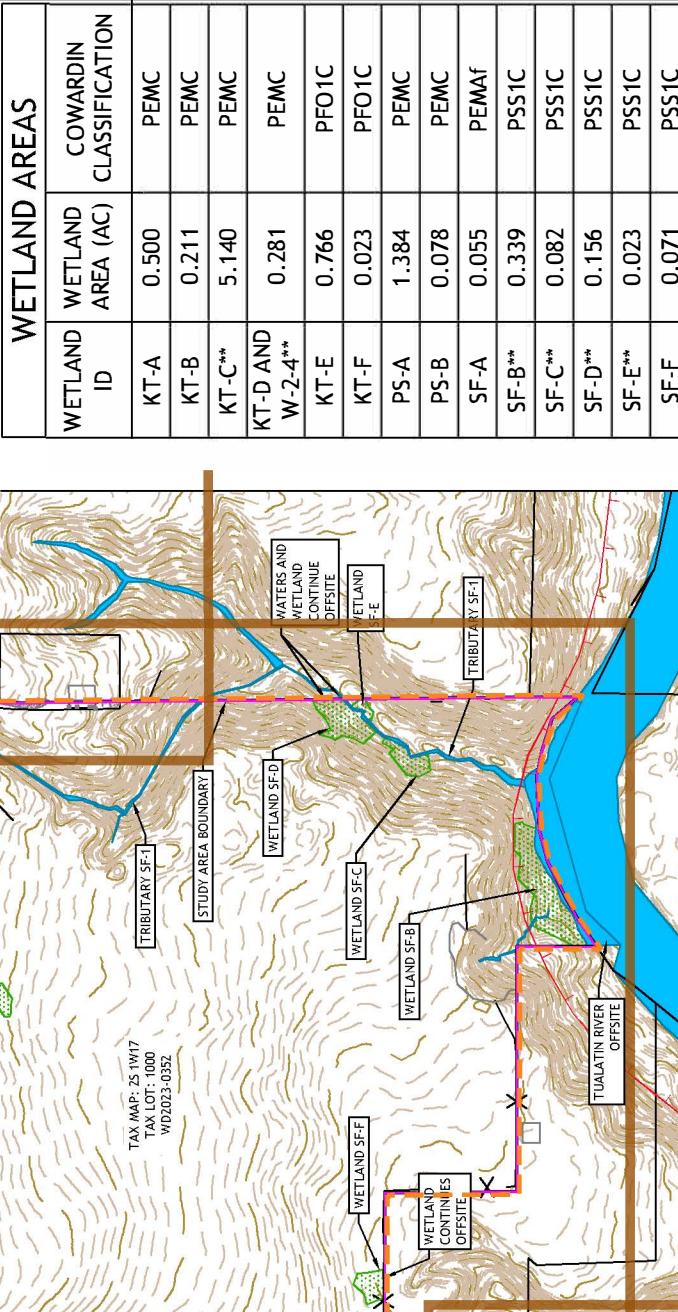
SCALE  
1 INCH = 400 FEET  
0 200 400

DATE: 12/12/2023

REVISIONS

NO. DATE DESCRIPTION

### SHEET 1D



### SHEET 1D

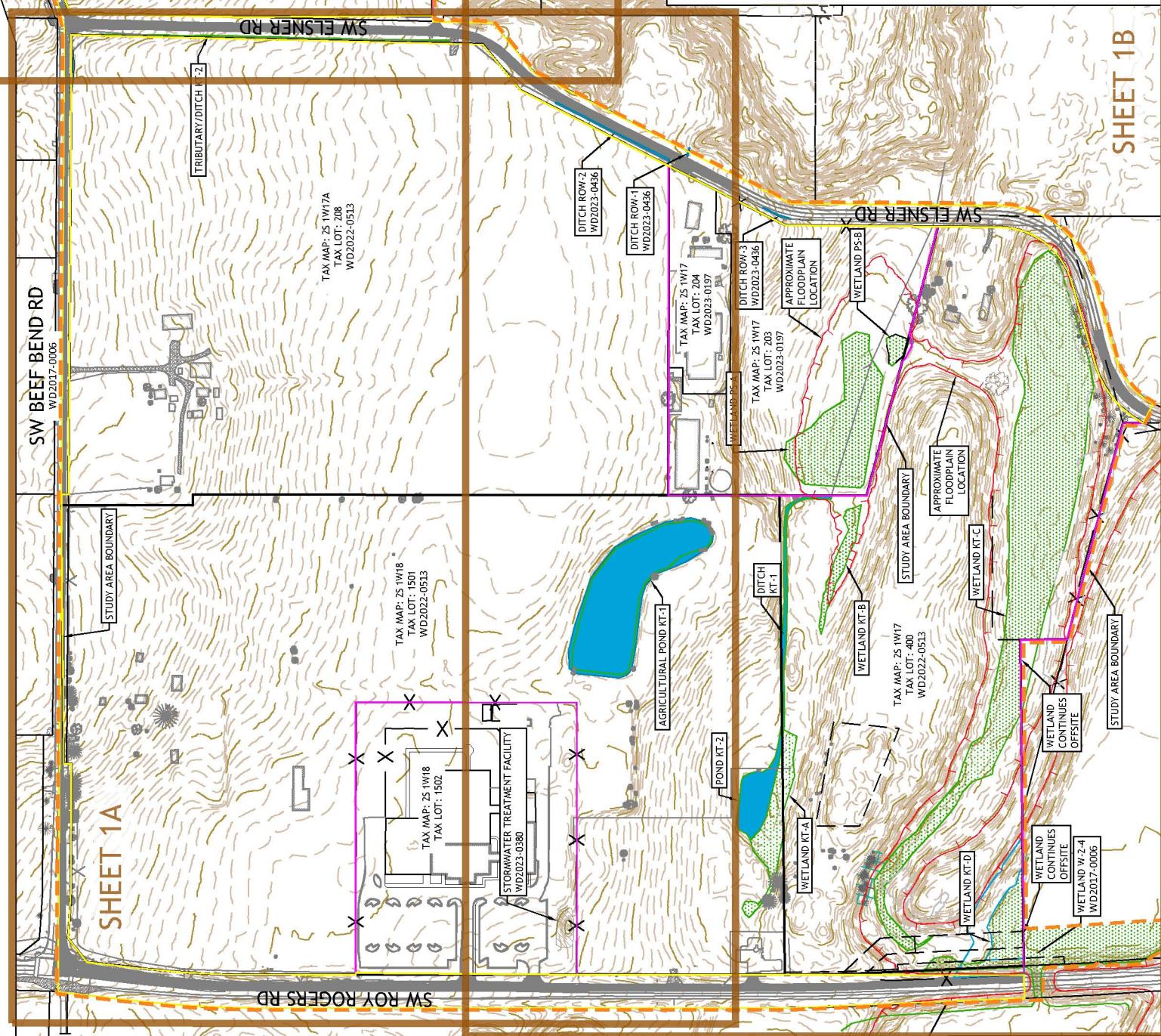
WETLAND ID	WETLAND AREA (AC)	COWARDIN CLASSIFICATION
KT-A	0.500	PEMC
KT-B	0.211	PEMC
KT-C**	5.140	PEMC
KT-D AND W-2-4**	0.281	PEMC
KT-E	0.766	PFO1C
KT-F	0.023	PFO1C
PS-A	1.384	PEMC
PS-B	0.078	PEMC
SF-A	0.055	PEMAf
SF-B**	0.339	PSSIC
SF-C**	0.082	PSSIC
SF-D**	0.156	PSSIC
SF-E**	0.023	PSSIC
SF-F	0.071	PSSIC

\*\*LOCALLY SIGNIFICANT WETLAND (LSW)  
REGULATED BY CITY OF KING CITY CDC 16.1.14.080 -  
KINGSTON TERRACE DISTRICT GOAL 5 SAFE HARBOR  
REVIEW, IN ADDITION TO DEPARTMENT OF STATE  
LANDS (DSL) AND CLEAN WATER SERVICES (CWS)

WATER ID	WATER AREA (AC)
DITCH KT-1	0.164
TRIBUTARY/DITCH KT-2	0.080
TRIBUTARY/DITCH KT-3	0.042
TRIBUTARY/DITCH KT-4	0.029
AGRICULTURAL POND KT-1	1.814*
AGRICULTURAL POND KT-2	0.340
DITCH PS-1	0.002
TRIBUTARY SF-1	0.110

\*AGRICULTURAL POND KT-1 ACREAGE  
INCLUDES 0.222 AC OF WBO

### SHEET 1E MATCHLINE



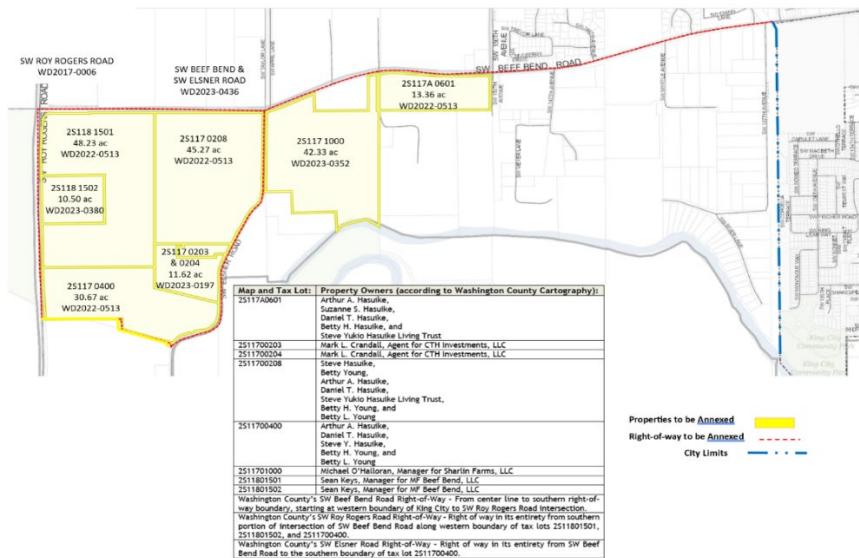
## ANNEXATION APPROVAL

ORDINANCE # 0-2023-06

LU# 23-08

THIS ANNEXATION ENCOMPASSES 215.9 ACRES OF LAND THAT IS CURRENTLY UNDER THE JURISDICTION OF WASHINGTON COUNTY. THIS ALSO INCLUDES THE PORTION OF SW BEEF BEND RD BETWEEN 137<sup>TH</sup> AVE. AND SW ROY ROGERS RD RIGHT-OF-WAY SOUTH OF CENTERLINE, AND THE RIGHT-OF-WAY FOR SW ROY ROGERS RD. AND SW ELSNER RD. ADJACENT TO THE PROPERTIES TO BE ANNEXED.

AS REQUIRED BY COMMUNITY DEVELOPMENT CODE SECTION 16.192.050 C, THE PROPERTIES SHALL BE REZONED IN ACCORDANCE WITH THE KINGSTON TERRACE MASTER PLAN FROM WASHINGTON COUNTY FD-20 TO TOWN CENTER NEIGHBORHOOD (AREA BETWEEN ROY ROGERS RD. AND ELSNER RD.), BEEF BEND NEIGHBORHOOD (TAX LOT 2S117A 0601), AND BEEF BEND NEIGHBORHOOD AND CENTRAL NEIGHBORHOOD (TAX LOT 2S117 1000). THE AREA APPROVED FOR ANNEXATION IS ILLUSTRATED BELOW.



**PLEASE REACH OUT IF THERE ARE ANY QUESTIONS REGARDING MOVING FORWARD.  
THE CITY STAFF LOOKS FORWARD TO WORKING WITH YOU IN THE FUTURE AS WE  
BEGIN OUR DEVELOPMENT PHASE FOR THESE MAJOR ANNEXATIONS.**

**THANK YOU,**  
**MAX CARTER – CITY PLANNER**  
**[MCARTER@CI.KING-CITY.OR.US](mailto:MCARTER@CI.KING-CITY.OR.US)**

**CC:**  
**MICHAEL WESTON – CITY MANAGER**  
**[MWESTON@CI.KING-CITY.OR.US](mailto:MWESTON@CI.KING-CITY.OR.US)**  
  
**RONNIE SMITH – CITY RECORDER**  
**[RSMITH@CI.KING-CITY.OR.US](mailto:RSMITH@CI.KING-CITY.OR.US)**