

# 3J CONSULTING

9600 SW NIMBUS AVENUE, SUITE 100  
BEAVERTON, OREGON 97008  
PH: (503) 946.9365  
WWW.3JCONSULTING.COM

May 28, 2025

## Ibach Street Subdivision Neighborhood Meeting

City of Tualatin Staff,

3J Consulting, Inc represents DEZ Development LLC regarding a proposal for the development of a subdivision in Tualatin. The site is approximately 1.76 acres in size and is located at 10150 SW Ibach Street, Tualatin, OR 97062. The cross streets are SW Ibach Street and SW 103rd Avenue. The site consists of one tax lot, legally identified as 2S135BB02100, and is zoned Low Density Residential (RL). The site location of the proposed subdivision is shown on the attached vicinity map. The proposal that will be submitted to the City for review includes an application for a residential townhome subdivision.

Prior to applying to the City of Tualatin for the necessary land use approvals, we would like to discuss the proposal in more detail with the surrounding property owners and residents.

You are cordially invited to attend an In-person Neighborhood Meeting:

**Wednesday, June 18th, 2025 at 6:30pm**

**The meeting will be held at the Tualatin Public Library in the Community Room.**

18878 SW Martinazzi Ave. Tualatin, OR 97062

Please note this meeting will be an informational meeting on preliminary development plans. These plans may be altered prior to submittal of the application to the City. The purpose of this meeting is to provide a forum for the applicant and surrounding property owners/residents to review and consider the proposal. The meeting gives you the opportunity to share with us any special information you know about the property.

I look forward to more specifically discussing the proposal with you. If you have any questions on how to participate in the proposed meeting, please contact me at [sam.huck@3j-consulting.com](mailto:sam.huck@3j-consulting.com) or (503) 946.9365 x251.

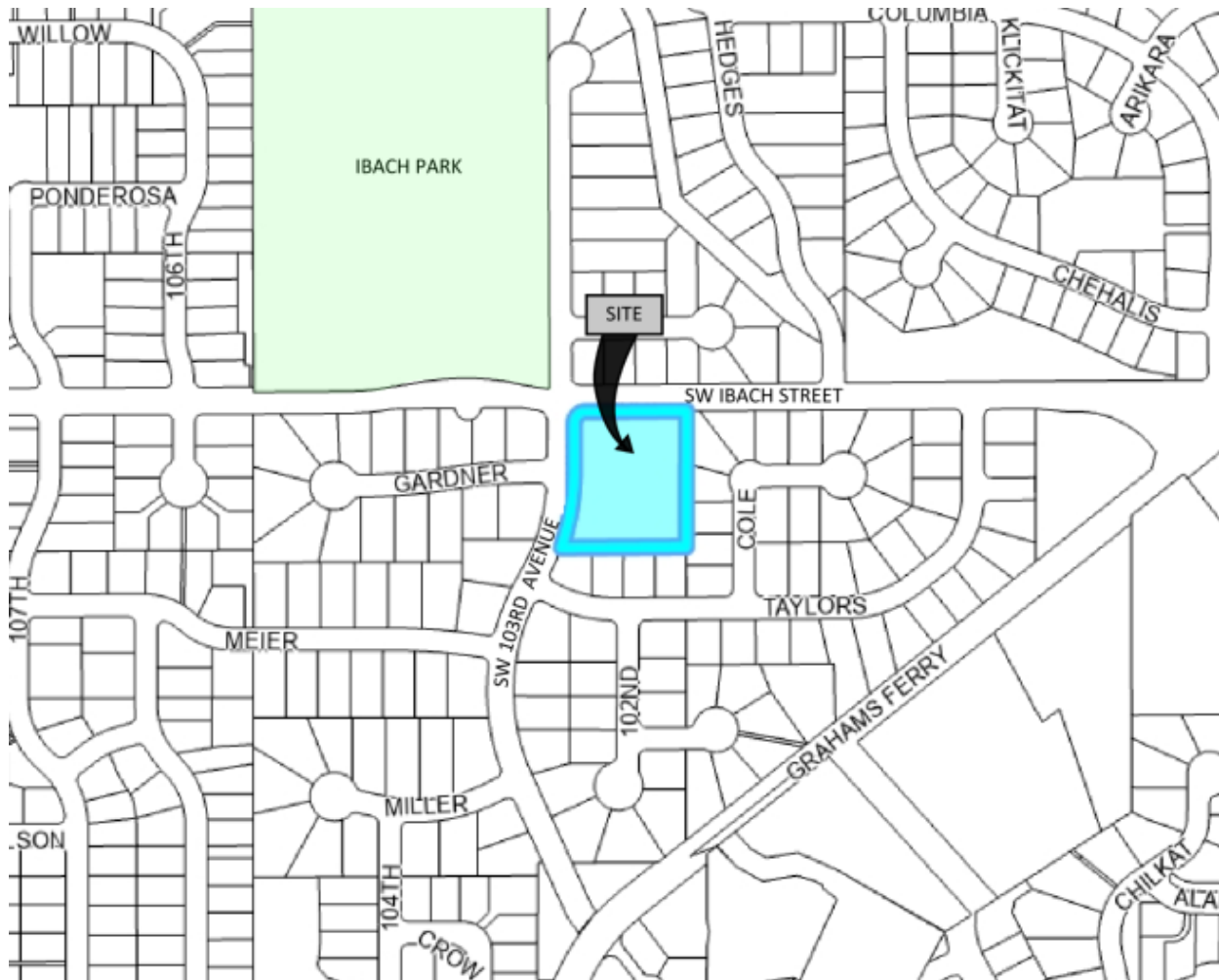
Sincerely,



Sam Huck, AICP  
Planner  
3J Consulting, Inc.



## VICINITY MAP



cc: [planning@tualatin.gov](mailto:planning@tualatin.gov), [ahurd-ravich@tualatin.gov](mailto:ahurd-ravich@tualatin.gov), [bruef@tualatin.gov](mailto:bruef@tualatin.gov), [mgeorge@tualatin.gov](mailto:mgeorge@tualatin.gov), and the CIO list of email addresses provided by the City of Tualatin Community Development Department.

