



AFFIDAVIT OF MAILING

STATE OF OREGON)

) ss

COUNTY OF WASHINGTON)

I, Lindsey Hagerman being first duly sworn, depose and say:

That on the November day of 19, I served upon the persons shown on Exhibit A, attached hereto and by this reference incorporated herein, a copy of a Notice of Hearing/Application/Decision marked Exhibit B, attached hereto and by this reference incorporated herein, by mailing to them a true and correct copy of the original hereof. I further certify that the addresses reflect information received from the relevant party or agency, and that said envelopes were placed in the United States Mail at Tualatin, Oregon, prepared to receive postage administered by city staff.

Dated this November 19 of, 2025


Signature

SUBSCRIBED AND SWORN to before me this 11/19/2025




Notary Public for Oregon

My commission expires: 10/2/2027

RE: AR23-0004 124th Commerce Center Notice of Hearing

Exhibit A.

TLID	OWNER1	OWNERADDR	OWNERCITY	OWNERSTATE	OWNERZIP
2S122CC00700	118TH AVENUE LLC	19695 SW 118TH AVE	TUALATIN	OR	97062
2S122C001501	ALBINA PIPE BENDING CO INC	12080 SW MYSLONY ST	TUALATIN	OR	97062
2S122CC00800	COLUMBIA OREGON MYSLONY INDUSTRIAL LLC	120 N LASALLE ST STE 1750	CHICAGO	IL	60602
2S128A000300	COLUMBIA CORRUGATED BOX CO INC	12777 SW TUALATIN-SHERWOOD RD	TUALATIN	OR	97062
2S121DD00201	EXETER 19855 SW 124TH LP	101 W ELM ST STE 600	CONSHOHOCKEN	PA	19428
2S128A000100	FORE-SIGHT BALBOA LLC	20400 SW CIPOLE RD	TUALATIN	OR	97062
2S122C001600	FOUR-S CORP & STANAWAY DONALD F II	900 FIRST AVE N	BILLINGS	MT	59101
2S127BA00300	FRANKLIN BUSINESS PARK OWNERS OF LOTS 1-4			OR	00000
2S127BA00600	HEDGES C AN LLC	PO BOX 15523	SEATTLE	WA	98115
2S127BA00800	HEDGES D AN LLC	PO BOX 15523	SEATTLE	WA	98115
2S127BA00900	HEDGES D AN LLC	PO BOX 15523	SEATTLE	WA	98115
2S122CC00600	IVY JERRY SEP PROP REV TRUST	450 FERGUSON DR	MOUNTAIN VIEW	CA	94043
2S127BA00400	LU PACIFIC BUILDING #2 LLC	PO BOX 483	TUALATIN	OR	97062
2S127BD01900	LU PACIFIC BUILDING #2 LLC	PO BOX 483	TUALATIN	OR	97062
2S122C001502	MARINE LUMBER COMPANY	11800 SW MYSLONY ST	TUALATIN	OR	97062
2S122C002700	MYSLONY LLC	11555 SW MYSLONY ST	TUALATIN	OR	97062
2S122C002600	NORSTAR BUSINESS CENTER WEST #2 LLC	PO BOX 1696	BEAVERTON	OR	97075
2S127BA00500	OFIFLEX OR LLC	5348 VEGAS DR	LAS VEGAS	NV	89108
2S122C001601	RICHARDS PROPERTY LLC	12250 SW MYSLONY RD	TUALATIN	OR	97062
2S128A000103	SHERWOOD SCHOOL DIST #88J	23295 SW MAIN ST	SHERWOOD	OR	97140
2S122CC00100	THOMAS TUALATIN ONE LLC	5122 NE WISTARIA DR	PORTLAND	OR	97213
2S122C001500	TUALATIN YARDS LLC	19100 SW 51ST AVE	TUALATIN	OR	97062
2S122CC00200	TUALATIN SLEEP LLC	PO BOX 605	TUALATIN	OR	97062
2S127BA00200	TUALATIN CITY OF	18880 SW MARTINAZZI AVE	TUALATIN	OR	97062
2S127BB00100	TUALATIN 124 LLC	9760 SW FREEMAN DR	WILSONVILLE	OR	97070
2S127BB00200	TUALATIN 124 LLC	9760 SW FREEMAN DR	WILSONVILLE	OR	97070
2S127BC00100	TUALATIN 124 LLC	9760 SW FREEMAN DR	WILSONVILLE	OR	97070
2S122CC00400	VERUS PROPERTIES LLC	12345 SW MYSLONY ST	TUALATIN	OR	97062
	AHBL, INC. ATTN: JESSICA BRUCE	2215 N 30th Street, #300	TACOMA	WA	98444
	VLMK ATTN: AMY TALLENT	3933 S KELLY AVE	PORTLAND	OR	97239
	TUALATIN 124 LLC	9760 SW FREEMAN DR	WILSONVILLE	OR	97070



NOTICE OF APPLICATION SUBMITTAL AND OPPORTUNITY TO COMMENT
Decision Extension Request: AR23-0004 – 124th Commerce Center

NOTICE IS HEREBY GIVEN that a request for extension of permit expiration has been made for AR23-0004 “124th Commerce Center” and a public hearing before the Architectural Review Board will be held:

December 9, 2025 at 6:30 pm
Zoom Teleconference
 Details at: www.tualatinoregon.gov/meetings

To view the application materials, visit:
www.tualatinoregon.gov/projects

TO PROVIDE COMMENTS:
Email: mnelson@tualatin.gov
Mail: Planning Division
Attn: Madeleine Nelson
10699 SW Herman Road
Tualatin, OR 97062

AHBL, Inc., on behalf of Tualatin 124, LLC, requests an extension of the Architectural Review Board decision dated December 13, 2023 for the proposed 124th Commerce Center, casefile AR23-0004. The applicant requests to extend the decision through December 22, 2026.



- **The Property is located at:** 19000 SW 124th Avenue (Tax Lot: 2S127BB00100)
- **Type III Extension of Permit Expiration:** Applicable criteria include Tualatin Development Code Chapters 32 and 33. The Architectural Review Board may grant the extension if:
 - (i) The applicant submitted a written extension request prior to the expiration date;
 - (ii) There have been no significant changes in any conditions, ordinances, regulations or standards of the City or applicable agencies that affect the previously approved project so as to warrant its resubmittal for Architectural Review;
 - (iii) If the previously approved application included a special study, the applicant provided a status report includes a letter from a recognized professional that states



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that conditions have not changed after the original approval and that no new study is warranted; and
(iv) If the site has been neglected so as to allow the site to become blighted, the deciding party must factor this into its decision.

- **Staff report** will be available at least seven days before the hearing for inspection at no cost, and copies will be provided at a reasonable cost.
- **Print copies** of the application are available at a reasonable cost.
- **Individuals wishing to comment on the application** must do so in writing to the Planning Division prior to the hearing, or in writing and/or orally at the hearing. Materials must be received by December 2, 2025 to be included in the hearing packet.
- **The public hearing will begin** with a staff presentation, followed by testimony by proponents, testimony by opponents, and rebuttal. The time of individual testimony may be limited. If a participant requests, before the hearing is closed, the record shall remain open for at least 7 days after the hearing.
- **All citizens are invited to attend and be heard:** Failure of an issue to be raised in the hearing, in person, or by letter, or failure to provide sufficient specificity to afford the decision maker an opportunity to respond to the issue precludes appeal to the State Land Use Board of Appeals (LUBA) based on that issue. The failure of the applicant to raise constitutional or other issues relating to the proposed conditions of approval with sufficient specificity to the decision maker to respond to the issue precludes an action for damages in circuit court.
- **Notice of the Decision** will only be provided to those who submit written comments regarding that application or testify at the hearing.

You received this mailing because you own property within 1,000 feet (ft) of the site or within a residential subdivision which is partly within 1,000 ft.

For additional information contact:
Madeleine Nelson, Associate Planner, mnelson@tualatin.gov and 503-691-3027



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Notice of Hearing: AR23-0004 Extension Request

From Madeleine Nelson <mnelson@tualatin.gov>

Date Wed 11/19/2025 10:53 AM

To Jessica Bruce <jbruce@ahbl.com>; Bart Brynestad <bbrynestad@ahbl.com>; Bjorn Brynestad (bjorn@panattoni.com) <bjorn@panattoni.com>; TWatkins@AHBL.com <twatkins@ahbl.com>

 1 attachment (357 KB)

AR23-0004 Extension Notice.pdf;



NOTICE OF HEARING AND OPPORTUNITY TO COMMENT

NOTICE IS HEREBY GIVEN that a public hearing will be held before the City of Tualatin Architectural Review Board at 6:30 p.m., **December 9, 2025**, held online over Zoom:

<https://www.tualatinoregon.gov/meetings>.

AHBL, Inc., on behalf of, Tualatin 124, LLC, requests an extension of the Architectural Review Board decision dated December 13, 2023, for the proposed 124th Commerce Center, casefile AR23-0004. The site is located in the General Manufacturing (MG) Planning District at 19000 SW 124th Avenue, Tax Lot: 2S127BB00100. The applicant requests to extend the decision through December 22, 2026.

You may view the application materials on our Projects web page:

<https://www.tualatinoregon.gov/planning/ar23-0004-124th-ave-industrial-development-extension-request>

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Notice of Hearing: AR23-0004 Extension Request

From Madeleine Nelson <mnelson@tualatin.gov>

Date Wed 11/19/2025 10:58 AM

To planning@sherwoodoregon.gov <planning@sherwoodoregon.gov>; 'schuylerw@tigard-or.gov' <schuylerw@tigard-or.gov>; Dyami_Valentine@washingtoncountyor.gov <dyami_valentine@washingtoncountyor.gov>; theresa_cherniak@co.washington.or.us <theresa_cherniak@co.washington.or.us>; deqinfo@deq.state.or.us <deqinfo@deq.state.or.us>; 'landusenotifications@oregonmetro.gov' <landusenotifications@oregonmetro.gov>; 'ODOT_R1_DevRev@odot.oregon.gov' <odot_r1_devrev@odot.oregon.gov>; baldwinb@trimet.org <baldwinb@trimet.org>; LUComments@cleanwaterservices.org <lucomments@cleanwaterservices.org>; McGladrey, Alexander M. <alexander.mcgladrey@tvfr.com>; KHerrod@republicservices.com <kherrod@republicservices.com>; Alexander Pulaski <apulaski@ttsd.k12.or.us>; lburton@ttsd.k12.or.us <lburton@ttsd.k12.or.us>; gbennett@sherwood.k12.or.us <gbennett@sherwood.k12.or.us>; info@theintertwine.org <info@theintertwine.org>; Anneleah@tualatinchamber.com <anneleah@tualatinchamber.com>; OR.METRO.ENGINEERING@ZIPLY.COM <or.metro.engineering@ziply.com>; tod.shattuck@pgn.com <tod.shattuck@pgn.com>; brandon.fleming@pgn.com <brandon.fleming@pgn.com>; kenneth.spencer@pgn.com <kenneth.spencer@pgn.com>; David Underwood <david.underwood@pgn.com>; richard.girard@nwnatural.com <richard.girard@nwnatural.com>; icrawford@wccca.com <icrawford@wccca.com>

Cc Sherilyn Lombos <slombos@tualatin.gov>; Don Hudson <dHUDSON@tualatin.gov>; Kevin McConnell <Kmcconnell@tualatin.gov>; Heather Heidel <hheidel@tualatin.gov>; Aquilla Hurd-Ravich <ahurd-ravich@tualatin.gov>; Mike McCarthy <mmccarthy@tualatin.gov>; Hayden Ausland <hausland@tualatin.gov>; Tony Doran <TDORAN@tualatin.gov>; Sidaro Sin <ssin@tualatin.gov>; Rich Mueller <rmueller@tualatin.gov>; Tom Steiger <TSteiger@tualatin.gov>; Terrance Leahy <tleahy@tualatin.gov>; Ernie Castro <ECASTRO@tualatin.gov>; Tom Scott <tscott@tualatin.gov>; Martin Loring <mloring@tualatin.gov>; Lindsey Hagerman <lhagerman@tualatin.gov>; Erin Engman <eengman@tualatin.gov>; Keith Leonard <kleonard@tualatin.gov>

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From Madeleine Nelson <mnelson@tualatin.gov>

Date Wed 11/19/2025 11:00 AM

To Riverparkcio@gmail.com <riverparkcio@gmail.com>; katepinamonti@hotmail.com <katepinamonti@hotmail.com>; christine@newmountaingroup.com <christine@newmountaingroup.com>; rockybixby@hotmail.com <rockybixby@hotmail.com>; maronde@msn.com <maronde@msn.com>; jasuw7@gmail.com <jasuw7@gmail.com>; cio.East.west@gmail.com <cio.east.west@gmail.com>; doug_ulmer@comcast.net <doug_ulmer@comcast.net>; keenanwoods7@gmail.com <keenanwoods7@gmail.com>; keenanwoods7@gmail.com <keenanwoods7@gmail.com>; dana476@gmail.com <dana476@gmail.com>; jvanetten59@gmail.com <jvanetten59@gmail.com>; tualatinmidwestcio@gmail.com <tualatinmidwestcio@gmail.com>; tmpgarden@comcast.net <tmpgarden@comcast.net>; sixgill@comcast.net <sixgill@comcast.net>; Justin Lindley <jdrsr80@gmail.com>; snoelluwcwle@yahoo.com <snoelluwcwle@yahoo.com>; theawood48@gmail.com <theawood48@gmail.com>; MartinazziWoodsCIO@gmail.com <martinazziwoods7@gmail.com>; lisacat831@frontier.com <lisacat831@frontier.com>

Cc Megan George <mgeorge@tualatin.gov>; Betsy Ruef <bruef@tualatin.gov>; tualatincio@gmail.com <tualatincio@gmail.com>

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CERTIFICATION OF SIGN POSTING



The image shows a template for a sign. At the top left is a logo with a stylized tree and the word "NOTICE" in large, bold, orange letters. To the right of "NOTICE" is the text "of Meeting" in a smaller, white font on an orange background. Below this is the text "Meeting Date & Time:" followed by a large, empty light blue rectangular box. Underneath that is the text "LOCATION:" followed by another large, empty light blue rectangular box. At the bottom left is the text "FOR MORE INFORMATION" followed by a small, empty white rectangular box with a dashed border.

In addition to the requirements of TDC32.150, the 18" x 24" sign must display the meeting date, time, and address as well as a contact phone number. A template of this sign is available at:
<https://www.tualatinoregon.gov/planning/neighborhooddeveloper-meeting-information-packet>

As the applicant for the AR23-0004 Extension Request (124th Commerce Center) project, I hereby certify that on this day, one sign(s) was/were posted on the subject property in accordance with the requirements of the Tualatin Development Code and the Community Development Division.

Applicant's Name: Jessica Bruce for AHBL

(Please Print)

Applicant's Signature: Jessica Bruce

Digitally signed by Jessica Bruce
DN: C=US, E=jbruce@ahbl.com, O=AHBL,
OU=Project Administrator, CN=Jessica Bruce
Date: 2025.11.21 09:46:27-08'00'

Date: 11-20-25



Notice of Hearing

Hearing Date:

December 9th at 6:30 PM

Virtual meeting on Zoom

AR23-0004 Extension Request

FOR MORE INFORMATION:

[TUALATIN.GOV/PROJECTS](https://tualatin.gov/projects)