

Madeleine Nelson

From: Madeleine Nelson
Sent: Monday, October 2, 2023 10:35 AM
To: Alyssa Kerr; Kevin McConnell; Don Hudson; Sherilyn Lombos; Kim McMillan; Steve Koper; Mike McCarthy; Tony Doran; Hayden Ausland; Rich Mueller; Ross Hoover; Tom Steiger; Martin Loring; Tom Scott; Terrance Leahy; Keith Leonard; Erin Engman; Lindsey Hagerman
Cc: planning@sherwoodoregon.gov; Naomi Vogel; theresa_cherniak@co.washington.or.us; deqinfo@deq.state.or.us; landusenotifications@oregonmetro.gov; ODOT_R1_DevRev@odot.oregon.gov; baldwinb@trimet.org; LUComments@cleanwaterservices.org; McGladrey, Alexander M.; KHerrod@republicservices.com; gbennett@sherwood.k12.or.us; info@theintertwine.org; Anneleah@tualatinchamber.com; OR.METRO.ENGINEERING@ZIPLY.COM; tod.shattuck@pgn.com; brandon.fleming@pgn.com; kenneth.spencer@pgn.com; David Underwood; richard.girard@nwnatural.com; icrawford@wcca.com
Subject: Notice of Hearing: AR23-0004 "124th Ave Industrial Development"
Attachments: AR23-0004 Notice of Hearing.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., **Wednesday, November 8, 2023**, held online over Zoom and additionally accessible at the Tualatin City Services Building (10699 SW Herman Road).

VLMK Engineering + Design, on behalf of Tualatin 124, LLC, is requesting approval to construct a three-building industrial development. The three buildings would total 199,170 square feet on a 23.9-acre site zoned General Manufacturing (MG). The site is located at 19000 SW 124th Avenue, Tax Lot: 2S127BB00100.

You may view the application materials on our Projects web page: <https://www.tualatinoregon.gov/planning/ar23-0004-124th-ave-industrial-development>

Individuals wishing to comment may do so in writing to the Planning Division prior to the hearing and/or present written and/or verbal testimony to the Architectural Review Board at the hearing. To be included in the materials packet published ahead of the hearing, comments must be **received by October 25, 2023**. Hearings 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.

Type III Architectural Review Criteria: Development Code Chapters: 32, 33, 61, 63, 73A-D, 74, 75

A staff report will be available seven days prior to the public hearing, published at www.tualatinoregon.gov/meetings. This meeting and any materials being considered can be made accessible upon request.

Written comments and questions can be submitted to: mnelson@tualatin.gov

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From: Madeleine Nelson
Sent: Monday, October 2, 2023 10:34 AM
To: Amy Tallent; Jennifer Kimura; Havlin Kemp; tbowers@ssiworld.com
Cc: Steve Koper
Subject: Notice of Hearing: AR23-0004 "124th Ave Industrial Development"
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From: Madeleine Nelson
Sent: Monday, October 2, 2023 10:35 AM
To: riverparkcio@gmail.com; jasuw7@gmail.com; christine@newmountaingroup.com; dan@danhardyproperties.com; katepinamonti@hotmail.com; cynmartz12@gmail.com; daniel@bachhuber.co; cio.east.west@gmail.com; doug_ulmer@comcast.net; keenanwoods7@gmail.com; keenanwoods7@gmail.com; dana476@gmail.com; crowell248@gmail.com; tualatinmidwestcio@gmail.com; dikkusan@live.com; tmpgarden@comcast.net; snoelluwcwle@yahoo.com; MartinazziWoodsCIO@gmail.com; solson.1827@gmail.com; delmoore@frontier.com; jamison.l.shields@gmail.com; ClaudiaSterling68@gmail.com; abuschert@gmail.com; roydloop@gmail.com; Tualatinibachcio@gmail.com; Parsons.Patricia@outlook.com; afbohn@gmail.com; edkcnw@comcast.net; rwcleanrooms@gmail.com; byromcio@gmail.com; timneary@gmail.com; jujuheir@aol.com; kapaluapro@aol.com; katzmari22@gmail.com; mwestenhaver@hotmail.com; tualatincommercialcio@gmail.com; tualatincommercialcio@gmail.com; scottm@capacitycommercial.com; scottm@capacitycommercial.com; robertekellogg@yahoo.com; christine@newmountaingroup.com; sonyanybergrygh@gmail.com
Cc: Megan George; tualatincio@gmail.com; Steve Koper
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AFFIDAVIT OF MAILING

STATE OF OREGON)

) ss

COUNTY OF WASHINGTON)

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

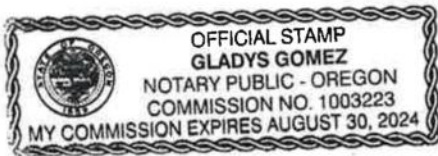
That on the 2 day of October, I served upon the persons shown on Exhibit A, attached hereto and by this reference incorporated herein, a copy of a Notice of Hearing/Application/Decision marked Exhibit B, attached hereto and by this reference incorporated herein, by mailing to them a true and correct 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 2 of, October 2023

Lindsey Hagerman
Signature

SUBSCRIBED AND SWORN to before me this

2nd day of October



Gladys Gomez
Notary Public for Oregon

My commission expires: August 30, 2024

RE: AR23-0004 124™ INDUSTRIAL DEVELOPMENT

Notice of Hearing

TLID	OWNER1	OWNERADDR
2S122CC00700	118TH AVENUE LLC	19695 SW 118TH AVE
2S122C001501	ALBINA PIPE BENDING CO INC	12080 SW MYSLONY ST
2S122CC00800	COLUMBIA OREGON MYSLONY INDUSTRIAL LLC	120 N LASALLE ST STE 1750
2S128A000300	COLUMBIA CORRUGATED BOX CO INC	12777 SW TUALATIN-SHERWOOD RD
2S121DD00201	EXETER 19855 SW 124TH LP	101 W ELM ST STE 600
2S128A000100	FORE-SIGHT BALBOA LLC	20400 SW CIPOLE RD
2S122C001600	FOUR-S CORP & STANAWAY DONALD F II	900 FIRST AVE N
2S127BA00300	FRANKLIN BUSINESS PARK OWNERS OF LOTS 1-4	
2S127BA00600	HEDGES C AN LLC	PO BOX 15523
2S127BA00800	HEDGES D AN LLC	PO BOX 15523
2S127BA00900	HEDGES D AN LLC	PO BOX 15523
2S122CC00600	IVY JERRY SEP PROP REV TRUST	450 FERGUSON DR
2S127BA00400	LU PACIFIC BUILDING #2 LLC	PO BOX 483
2S127BD01900	LU PACIFIC BUILDING #2 LLC	PO BOX 483
2S122C001502	MARINE LUMBER COMPANY	11800 SW MYSLONY ST
2S122C002700	MYSLONY LLC	11555 SW MYSLONY ST
2S122C002600	NORSTAR BUSINESS CENTER WEST #2 LLC	PO BOX 1696
2S127BA00500	OFIFLEX OR LLC	5348 VEGAS DR
2S122C001601	RICHARDS PROPERTY LLC	12250 SW MYSLONY RD
2S128A000103	SHERWOOD SCHOOL DIST #88J	23295 SW MAIN ST
2S122CC00100	THOMAS TUALATIN ONE LLC	5122 NE WISTARIA DR
2S122C001500	TUALATIN YARDS LLC	19100 SW 51ST AVE
2S122CC00200	TUALATIN SLEEP LLC	PO BOX 605
2S127BA00200	TUALATIN CITY OF	18880 SW MARTINAZZI AVE
2S127BB00100	TUALATIN 124 LLC	9760 SW FREEMAN DR
2S127BB00200	TUALATIN 124 LLC	9760 SW FREEMAN DR
2S127BC00100	TUALATIN 124 LLC	9760 SW FREEMAN DR
2S122CC00400	VERUS PROPERTIES LLC	12345 SW MYSLONY ST
	VLMK ENGINEERING & DESIGN, ATTN: JENNIFER KIMI	3933 S KELLY AVE

OWNERCITY	OWNERSTATE	OWNERZIP
TUALATIN	OR	97062
TUALATIN	OR	97062
CHICAGO	IL	60602
TUALATIN	OR	97062
CONSHOHOCKEN	PA	19428
TUALATIN	OR	97062
BILLINGS	MT	59101
	OR	00000
SEATTLE	WA	98115
SEATTLE	WA	98115
SEATTLE	WA	98115
MOUNTAIN VIEW	CA	94043
TUALATIN	OR	97062
TUALATIN	OR	97062
TUALATIN	OR	97062
TUALATIN	OR	97062
BEAVERTON	OR	97075
LAS VEGAS	NV	89108
TUALATIN	OR	97062
SHERWOOD	OR	97140
PORTLAND	OR	97213
TUALATIN	OR	97062
TUALATIN	OR	97062
TUALATIN	OR	97062
WILSONVILLE	OR	97070
WILSONVILLE	OR	97070
WILSONVILLE	OR	97070
TUALATIN	OR	97062
PORTLAND	OR	97239



NOTICE OF APPLICATION SUBMITTAL AND OPPORTUNITY TO COMMENT
CASE FILE: AR 23-0004 — 124TH AVE INDUSTRIAL DEVELOPMENT

NOTICE IS HEREBY GIVEN that a public hearing before the Architectural Review Board will be held:

Wednesday, November 8, 2023 at 6:30 pm

Tualatin City Services Building
 10699 SW Herman Road

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

To attend the hearing, there are two options:

- **Zoom Teleconference.** Details at: www.tualatinoregon.gov/meetings
- **Attend in person at the Tualatin City Services Building.**

VLMK Engineering + Design, on behalf of Tualatin 124, LLC, is requesting approval to construct a three-building industrial development. The three buildings would total 199,170 square feet on a 23.9-acre site zoned General Manufacturing (MG).



The property is located at: 19000 SW 124th Ave Tax Lot: 2S127BB00100

- **Type III Architectural Review Criteria:** Tualatin Development Code Chapters: 32, 33, 61, 63, 73A-D, 74, 75
- **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



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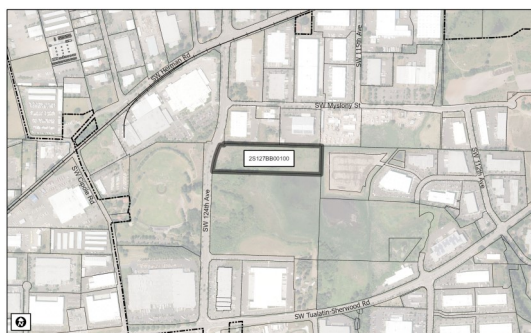
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- **Notice of the Decision** will only be provided to those who submit written comments regarding that application or testify at the hearing.

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, Assistant Planner, mnelson@tualatin.gov and 503-691-3027

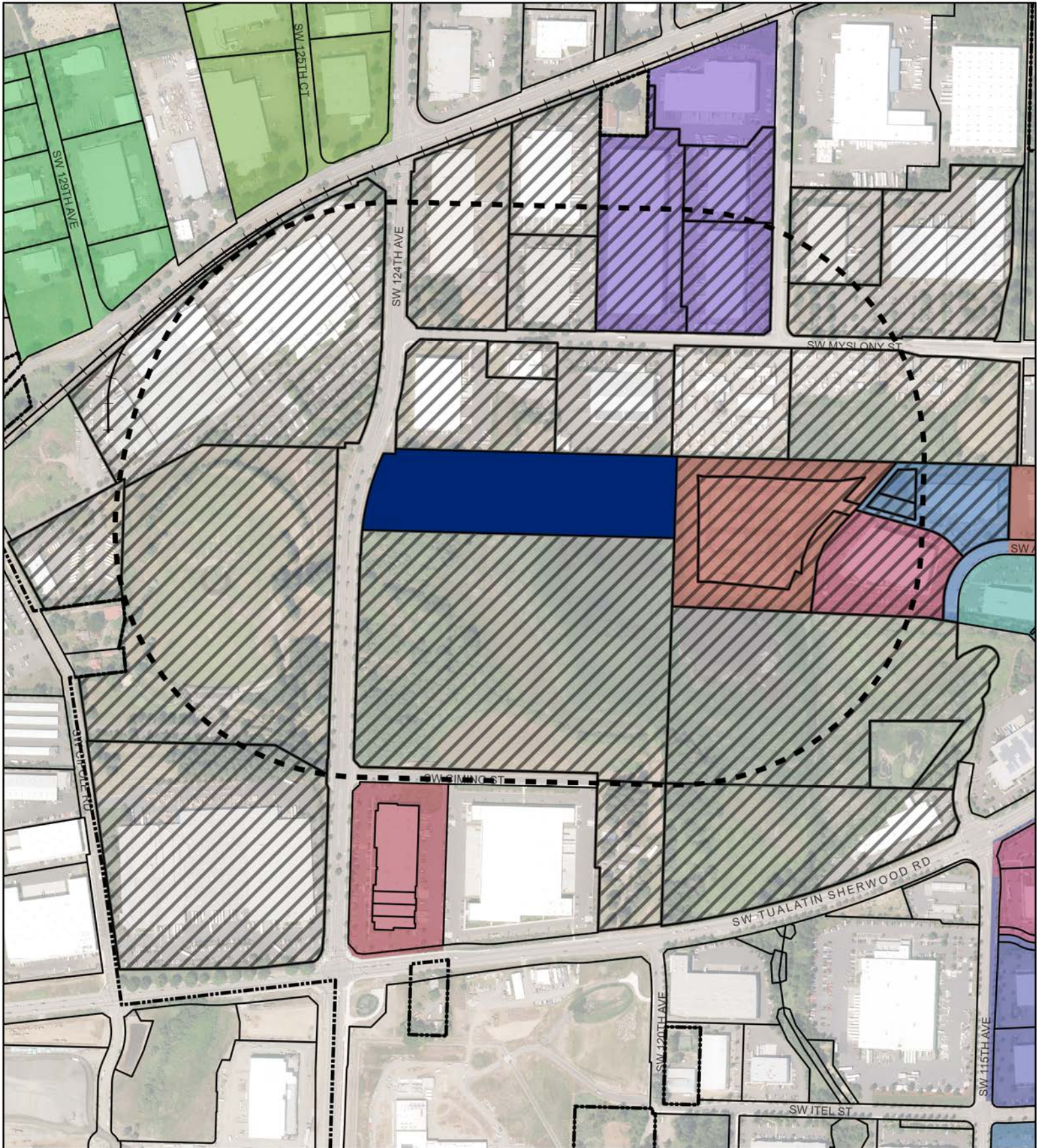
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 Selected Taxlots

