



AFFIDAVIT OF MAILING

STATE OF OREGON)

) ss

COUNTY OF WASHINGTON)

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

That on the 17 day of July, 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.

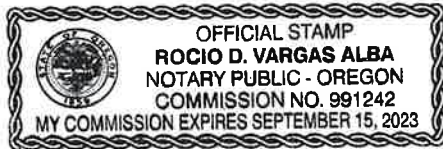
Dated this 17 of, July 2023

Lindsey Hagerman
Signature

SUBSCRIBED AND SWORN to before me this July 17th, 2023

Rocio Vargas Alba
Notary Public for Oregon

My commission expires: Sept. 15th, 2023



RE: AR21-0011 DECISION EXTENSION REQUEST NOTICE

TLID	OWNER1
2S128A000503	WIRKKALA SHERWOOD PROPERTY II LLC
2S128A001700	WIRKKALA JEFFREY G & WIRKKALA JAYNIE A
2S122CC00400	VERUS PROPERTIES LLC
2S127BB00100	TUALATIN 124 LLC
2S127BB00200	TUALATIN 124 LLC
2S127BC90141	TRUTH-WEST INC
2S122CC00100	THOMAS TUALATIN ONE LLC
2S128A000103	SHERWOOD SCHOOL DIST #88J
2S128D002000	SHERWOOD CITY OF
2S122C001601	RICHARDS PROPERTY LLC
2S127C000550	PORTLAND GENERAL ELECTRIC CO
2S121DD01200	PETER COTTONTAIL ENTERPRISES LLC
2S121DC01000	NSA PROPERTY HOLDINGS LLC
2S128A000601	NSA PROPERTY HOLDINGS LLC
2S128A000600	NORTHWEST NATURAL GAS CO
2S128A000603	NORTHWEST NATURAL GAS CO
2S128A000505	MARK MANAGEMENT ASSOCIATES LLC
2S121DC00600	LUDWIG LARRY W & LUDWIG JUDY K
2S128A000700	JNA PROPERTIES LLC
2S127BC90000	ITEL CORPORATE CENTER CONDOMINIUMS OWNERS OF ALL UNITS
2S127BC00200	IPT TUALATIN DC LLC
2S127BC90111	ICC 2 LLC
2S127BC90121	ICC 2 LLC
2S127BC90131	ICC 2 LLC
2S128A000102	HAGG JOHN D & HAGG DENISE C
2S128A000200	HAGG JOHN D JR & HAGG DENISE C
2S121DD00400	GULSONS
2S121DD00300	GUAN'S OREGON LLC
2S121D000600	GRAY ROBERT A TRUST
2S122C001600	FOUR-S CORP & STANAWAY DONALD F II
2S128A000100	FORE-SIGHT BALBOA LLC
2S121DD00201	EXETER 19855 SW 124TH LP
2S128A000104	EXETER 19855 SW 124TH LP
2S127C000700	DTI PROPERTIES LLC
2S121DC00801	DEEP VALLEY LLC
2S128A000300	COLUMBIA CORRUGATED BOX CO INC
2S121DC00700	CIPOLE PROPERTIES LLC
2S121DC00900	CIPOLE FARMHOUSE LLC
2S128A001800	CIPOLE LLC
2S128A001900	CIPOLE LLC
2S128A000400	CHAVEZ ALAN J & CHAVEZ DEANNA
2S121DD00800	BELMONT PROPERTY LLC & JAMFEE3 LLC
2S121DD00100	BEHBAHANY PROPERTIES LLC
2S122C001501	ALBINA PIPE BENDING CO INC

OWNERADDR	OWNERCITY	OWNERSTATE	OWNERZIP
20548 SW WILDROSE PL	SHERWOOD	OR	97140
30905 NE MICHAEL RD	NEWBERG	OR	97132
12345 SW MYSLONY ST	TUALATIN	OR	97062
9760 SW FREEMAN DR	WILSONVILLE	OR	97070
9760 SW FREEMAN DR	WILSONVILLE	OR	97070
26909 SW LABROUSSE RD	SHERWOOD	OR	97140
5122 NE WISTARIA DR	PORTLAND	OR	97213
23295 SW MAIN ST	SHERWOOD	OR	97140
22560 SW PINE ST	SHERWOOD	OR	97140
12250 SW MYSLONY RD	TUALATIN	OR	97062
121 SW SALMON ST	PORTLAND	OR	97204
2020 SW MARKET ST #205	PORTLAND	OR	97201
5005 MEADOWS RD STE 420	LAKE OSWEGO	OR	97035
5005 MEADOWS RD STE 420	LAKE OSWEGO	OR	97035
220 NW 2ND AVE	PORTLAND	OR	97209
220 NW 2ND AVE	PORTLAND	OR	97209
2067 MAUDRAY WAY	REDDING	CA	96003
PO BOX 473	TUALATIN	OR	97062
19975 SW CIPOLE RD	SHERWOOD	OR	97140
		OR	00000
2151 MICHELSON DR STE #282	IRVINE	CA	92612
1101 SE TECH CENTER DR STE 160	VANCOUVER	WA	98683
1101 SE TECH CENTER DR STE 160	VANCOUVER	WA	98683
1101 SE TECH CENTER DR STE 160	VANCOUVER	WA	98683
20340 SW CIPOLE RD	TUALATIN	OR	97062
20340 SW CIPOLE RD	TUALATIN	OR	97062
307 LEWERS ST 6TH FLOOR	HONOLULU	HI	96815
16315 SW BARROWS RD #105A	BEAVERTON	OR	97007
7823 SW KINGFISHER WAY	PORTLAND	OR	97224
900 FIRST AVE N	BILLINGS	MT	59101
20400 SW CIPOLE RD	TUALATIN	OR	97062
101 W ELM ST STE 600	CONSHOHOCKEN	PA	19428
101 W ELM ST STE 600	CONSHOHOCKEN	PA	19428
22026 SW GRAHAMS FERRY RD APT C	TUALATIN	OR	97062
PO BOX 69	TUALATIN	OR	97062
12777 SW TUALATIN-SHERWOOD RD	TUALATIN	OR	97062
PO BOX 69	TUALATIN	OR	97062
19990 SW CIPOLE RD	TUALATIN	OR	97062
2151 MICHELSON DR STE 282	IRVINE	CA	92612
2151 MICHELSON DR STE 282	IRVINE	CA	92612
PO BOX 1363	SHERWOOD	OR	97140
PO BOX 23025	PORTLAND	OR	97281
12505 SW HERMAN RD	TUALATIN	OR	97062
12080 SW MYSLONY ST	TUALATIN	OR	97062



NOTICE OF APPLICATION SUBMITTAL AND OPPORTUNITY TO COMMENT
DECISION EXTENSION REQUEST: AR 21-0011 — TUALATIN LOGISTICS PARK

NOTICE IS HEREBY GIVEN that a request for extension of permit expiration has been made for AR21-0011 “Tualatin Logistics Park” and a public hearing before the Architectural Review Board will be held:

Wednesday, August 9, 2023 at 6:30 pm

Tualatin City Services Building
 10699 SW Herman Road

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

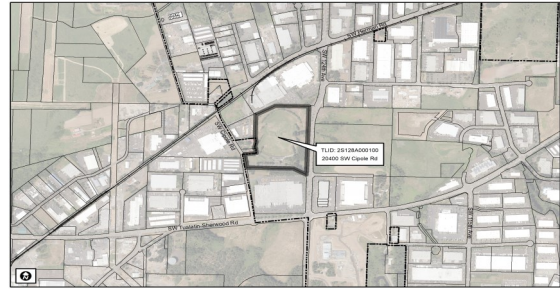
TO PROVIDE COMMENTS:

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, on behalf of Fore-Sight Balboa LLC, requests an extension of the Architectural Review Board decision dated March 14, 2022 for the proposed Tualatin Logistics Park development, case file AR21-0011. The applicant requests to extend the decision through March 14, 2025.



The property is located at: 20400 SW Cipole Road **Tax Lot:** 2S128A000100

- **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;



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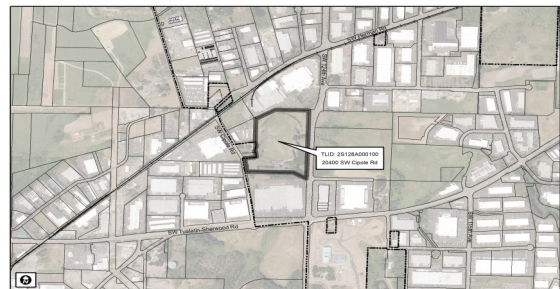
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- (iii) If the previously approved application included a special study, the applicant provided a status report includes a letter from a recognized professional that states that conditions have not changed after the original approval and that no new 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 July 28, 2023 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.

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Madeleine Nelson

From: Madeleine Nelson
Sent: Monday, July 17, 2023 9:33 AM
To: 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; alex.mcgladrey@tvfr.com; KHerrod@republicservices.com; info@theintertwine.org; Anneleah@tualatinchamber.com; OR.METRO.ENGINEERING@ZIPLY.COM; tod.shattuck@pgn.com; brandon.fleming@pgn.com; kenneth.spencer@pgn.com; richard.girard@nwnatural.com; icrawford@wcca.com
Cc: Alyssa Kerr; Don Hudson; Kim McMillan; Steve Koper; Sherilyn Lombos; Mike McCarthy; Tony Doran; Rich Mueller; Ross Hoover; Martin Loring; Tom Scott; Tom Steiger; Terrance Leahy; Hayden Ausland; Lindsey Hagerman; Keith Leonard; Erin Engman
Subject: NOTICE OF HEARING: AR 21-0011 Tualatin Logistics Park - Extension Request
Attachments: Notice of Hearing AR21-0011 Extension Request.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, **August 9, 2023**, held online over Zoom and additionally accessible at the Tualatin City Services Building (10699 SW Herman Road).

VLMK Engineering + Design, on behalf of Fore-Sight Balboa, LLC, requests an extension of the Architectural Review Board decision dated March 14, 2022, for the proposed Tualatin Logistics Park development, case file AR21-0011. The applicant requests to extend the decision through March 14, 2025. The 24.16-acre site is located in the General Manufacturing (MG) District at 20400 SW Cipole Road, Tax Lot: 2S128A000100.

You may view the application materials on our Projects web page: <https://www.tualatinoregon.gov/planning/ar-21-0011-tualatin-logistics-park-extension-request>

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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, July 17, 2023 9:32 AM
To: amyt@vlmk.com; cj1@sterling.net; Havlin Kemp
Cc: Steve Koper
Subject: NOTICE OF HEARING: AR 21-0011 Tualatin Logistics Park - Extension Request
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To: tualatincio@gmail.com; riverparkcio@gmail.com; jasuwi7@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; mcrowell248@comcast.net; 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; edkcw@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
Cc: Megan George; Betsy Ruef; Steve Koper
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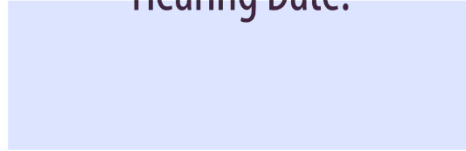
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CERTIFICATION OF SIGN POSTING



Hearing Date:



FOR MORE INFORMATION:
TUALATIN.GOV/PROJECTS

In addition to the requirements of TDC 32.150, the 18" x 24" sign must display the meeting date, time, and address as well as a contact phone number.

As the applicant for the Tualatin Logistic Park project, I hereby certify that on this day, July 27, 2023 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: Amy Tallent

(Please Print)

Applicant's Signature: 

Date: 7/27/23

