



AFFIDAVIT OF MAILING

STATE OF OREGON)

) ss

COUNTY OF WASHINGTON)

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

That on the 27 day of December, 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 27 of, December 2024

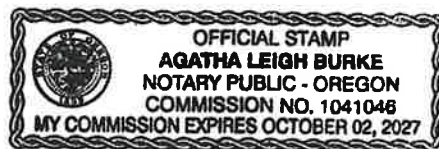

Signature

SUBSCRIBED AND SWORN to before me this 12/27/2024


Notary Public for Oregon

My commission expires: 10/02/2027

RE: CUP24-0002



TLID	OWNER1	OWNERADDR	OWNERCITY	OWNERSTATE	OWNERZIP
2S122AD00600	WILLY LUMP LUMP LLC	4500 SW ADVANCE RD	WILSONVILLE	OR	97070
2S122AD00700	WILLY LUMP LUMP LLC	4500 SW ADVANCE RD	WILSONVILLE	OR	97070
2S122AD00800	WILLY LUMP LUMP LLC	4500 SW ADVANCE RD	WILSONVILLE	OR	97070
2S123BC00900	UNITED STATES POSTAL SERVICE	160 INVERNESS DR W STE 400	ENGLEWOOD	CO	80112
2S1220000800	TUALATIN CITY OF DEVELOPMENT COMMISSION	18880 SW MARTINAZZI AVE	TUALATIN	OR	97062
2S122AD00200	TUALATIN CITY OF	PO BOX 723597	ATLANTA	GA	31139
2S123B000602	TUALATIN TETON LLC	621 SW ALDER ST STE 800	PORTLAND	OR	97205
2S123B000800	TOTE 'N STOW INC	PO BOX 25216	PORTLAND	OR	97298
2S123B000702	ROSEDALE PROPERTIES LLC	PO BOX 151	WEST LINN	OR	97068
2S123BC00800	PACIFIC NW PROPERTIES LP	6600 SW 105TH AVE STE 175	BEAVERTON	OR	97008
2S122AD01000	MARSHALL ASSOCIATED LLC	PO BOX 278	TUALATIN	OR	97062
2S123BC01000	MARSHALL ASSOCIATED LLC	PO BOX 278	TUALATIN	OR	97062
2S123BB00600	MARKS 18200 LCC	18200 SW TETON AVE	TUALATIN	OR	97062
2S123BB01000	MARKS 18400 LLC	18200 SW TETON AVE	TUALATIN	OR	97062
2S123BB01101	MARKS 18400 LLC	18200 SW TETON AVE	TUALATIN	OR	97062
2S122AA00700	LUMBER FAMILY CO LLC	PO BOX 1427	TUALATIN	OR	97062
2S122AA00500	LAM RESEARCH CORPORATION	2025 GATEWAY PL #228	SAN JOSE	CA	95110
2S122AA00800	LAM RESEARCH CORPORATION	2025 GATEWAY PL #228	SAN JOSE	CA	95110
2S123B000701	KAI USA LTD	18600 SW TETON AVE	TUALATIN	OR	97062
2S123BC00600	JKLM INVESTMENT COMPANY LLC	18880 SW TETON AVE	TUALATIN	OR	97062
2S122AA00600	HR LLC	18280 SW 108TH AVE	TUALATIN	OR	97062
2S122AA00100	HELSEY LLC	PO BOX 1569	TUALATIN	OR	97062
2S122AD01100	GARSKE TRAVIS W	PO BOX 729	COLBERT	WA	99005
2S1220000400	FUJIMI CORPORATION	11200 SW LEVETON DR	TUALATIN	OR	97062
2S123BC00700	FUENTE ROSE LLC	33120 NE LESLEY RD	NEWBERG	OR	97132
2S122AD00900	FRANKLINIA LLC	6107 SW MURRAY BLVD #175	BEAVERTON	OR	97008
2S123B000600	CHAMBERLAIN HUSSA PROPERTIES	18755 SW TETON AVE	TUALATIN	OR	97062
2S122AD00400	CALMAX TECHNOLOGY INC	3491 LAFAYETTE ST	SANTA CLARA	CA	95054
2S122AA00400	ASCENTEC ENGINEERING LLC	18500 SW 108TH AVE	TUALATIN	OR	97062
2S122AD00100	ASCENTEC ENGINEERING LLC	18500 SW 108TH AVE	TUALATIN	OR	97062
2S122AD01300	ABBOTT TUALATIN LLC	3030 BRIDGEWAY STE #100	SAUSALITO	CA	94965
2S123BB00701	AAA OREGON/IDAHO	600 MARKET ST	PORTLAND	OR	97201
2S123BB00501	18355 SW TETON AVENUE TUALATIN OR LLC	17455 SW RIDGEVIEW LN	LAKE OSWEGO	OR	97034
	CIDA	15895 SW 72ND AVE	PORTLAND	OR	97224



NOTICE OF PUBLIC HEARING AND OPPORTUNITY TO COMMENT

CASE FILE: CUP24-0002 — Essex General Construction Conditional Use Permit (CUP)

NOTICE IS HEREBY GIVEN that an application for a Conditional Use Permit (CUP24-0001) will be heard by Tualatin City Planning Commission:

Wednesday, February 19, 2025 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 OR IF YOU HAVE QUESTIONS:

Email: leonard@tualatin.gov
Mail: Planning Division
Attn: Keith Leonard
10699 SW Herman Road
Tualatin, OR 97062
Questions?: 503-691-3029

To attend the hearing, there are two options:

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

CIDA, on behalf of Ascentec Engineering LLC, proposes a Conditional Use Permit application to allow a contractor's office, with on-site storage of equipment and materials in the Light Manufacturing (ML) zone located on a 1.44 acre lot located at 18520 SW 108th Avenue (Tax Lot: 2S122AD00100).



- Type III Conditional Use Criteria: Tualatin Development Code (TDC) Chapters 32, 33.040, 39.400, 60, 63, 74.
Application materials are public record and are available for review. Copies can be viewed online or obtained at a reasonable cost, by contacting the Planning Division.
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.
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. Written comment must be received by February 10, 2025, to be included in the hearing packet.



NOTICE OF PUBLIC HEARING AND OPPORTUNITY TO COMMENT

CASE FILE: CUP24-0002 — Essex General Construction Conditional Use Permit (CUP)

NOTICE IS HEREBY GIVEN that an application for a Conditional Use Permit (CUP24-0001) will be heard by Tualatin City Planning Commission:

Wednesday, February 19, 2025 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 OR IF YOU HAVE QUESTIONS:

Email: leonard@tualatin.gov
Mail: Planning Division
Attn: Keith Leonard
10699 SW Herman Road
Tualatin, OR 97062
Questions?: 503-691-3029

To attend the hearing, there are two options:

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

CIDA, on behalf of Ascentec Engineering LLC, proposes a Conditional Use Permit application to allow a contractor's office, with on-site storage of equipment and materials in the Light Manufacturing (ML) zone located on a 1.44 acre lot located at 18520 SW 108th Avenue (Tax Lot: 2S122AD00100).



- Type III Conditional Use Criteria: Tualatin Development Code (TDC) Chapters 32, 33.040, 39.400, 60, 63, 74.
Application materials are public record and are available for review. Copies can be viewed online or obtained at a reasonable cost, by contacting the Planning Division.
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.
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. Written comment must be received by February 10, 2025, to be included in the hearing packet.



- **The public hearing process** begins with a staff presentation, followed by testimony by proponents, testimony by opponents, and rebuttal. Individual testimony may be limited. At the conclusion of the hearing, the Planning Commission will deliberate and make a decision based on the facts and arguments in the public record. Before the hearing is closed, a participant may request that the record remain open for at least seven days after the hearing.
- **Everyone is invited to attend the hearing and comment** on the application's approval criteria. 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 proposed conditions of approval with sufficient specificity to the decision maker to respond to the issue precludes an action for damages in circuit court.
- A copy of the staff report, exhibits, and findings for CUP24-0002 will be available one week before the hearing at: <https://www.tualatinoregon.gov/tpc>
- **Notice of the Decision** will only be provided to those who submit written comments regarding that application or testify at the hearing.

For additional information contact:

Keith Leonard, Associate Planner: kleonard@tualatin.gov, 503-691-3029

10699 SW Herman Rd, Tualatin, Oregon 97062 TualatinOregon.gov



- **The public hearing process** begins with a staff presentation, followed by testimony by proponents, testimony by opponents, and rebuttal. Individual testimony may be limited. At the conclusion of the hearing, the Planning Commission will deliberate and make a decision based on the facts and arguments in the public record. Before the hearing is closed, a participant may request that the record remain open for at least seven days after the hearing.
- **Everyone is invited to attend the hearing and comment** on the application's approval criteria. 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 proposed conditions of approval with sufficient specificity to the decision maker to respond to the issue precludes an action for damages in circuit court.
- A copy of the staff report, exhibits, and findings for CUP24-0002 will be available one week before the hearing at: <https://www.tualatinoregon.gov/tpc>
- **Notice of the Decision** will only be provided to those who submit written comments regarding that application or testify at the hearing.

For additional information contact:

Keith Leonard, Associate Planner: kleonard@tualatin.gov, 503-691-3029

10699 SW Herman Rd, Tualatin, Oregon 97062 TualatinOregon.gov